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# **IMPACT OF REASSESSMENT 2025 RIVERDALE MUNICIPALITY**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$27 million (18%) to \$177 million (from \$149 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	73,576,110	82,449,260	8,873,150	12.1
Apartment	284,730	294,720	9,990	3.5
<b>Total Residential</b>	<b>\$73,860,840</b>	<b>\$82,743,980</b>	<b>\$8,883,140</b>	<b>12.0%</b>
Farm	58,481,680	74,539,290	16,057,610	27.5
Commercial / Industrial	8,701,930	9,709,660	1,007,730	11.6
Institutional	2,749,290	2,887,530	138,240	5.0
Pipeline	211,600	256,400	44,800	21.2
Railway	5,235,090	6,289,610	1,054,520	20.1
Designated Recreational	61,620	70,160	8,540	13.9
<b>Total</b>	<b>\$149,302,050</b>	<b>\$176,496,630</b>	<b>\$27,194,580</b>	<b>18.2%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

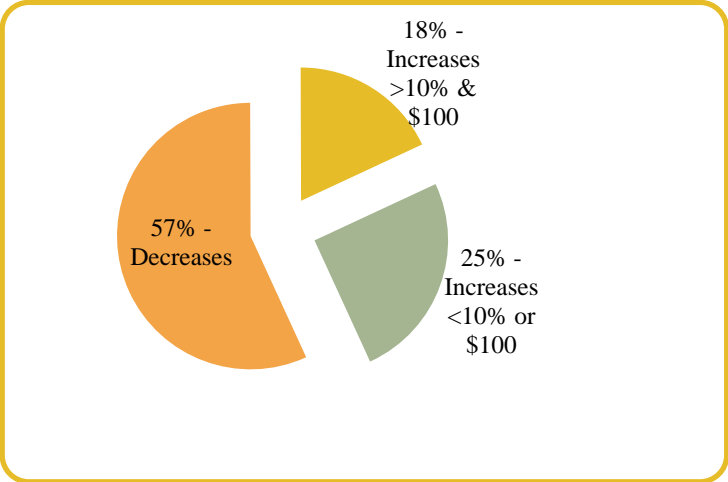
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,755,125	1,690,984	(64,141)	(3.7)
Apartment	6,717	5,963	(754)	(11.2)
<b>Total Residential</b>	<b>\$1,761,842</b>	<b>\$1,696,947</b>	<b>(\$64,895)</b>	<b>(3.7%)</b>
Farm	1,390,724	1,522,049	131,325	9.4
Commercial / Industrial	276,503	266,293	(10,210)	(3.7)
Institutional	37,986	33,816	(4,170)	(11.0)
Pipeline	6,714	7,020	306	4.6
Railway	166,109	172,210	6,101	3.7
Designated Recreational	1,955	1,921	(34)	(1.7)
<b>Total</b>	<b>\$3,641,834</b>	<b>\$3,700,255</b>	<b>\$58,421</b>	<b>1.6%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	790
With Tax Decreases:	1,038
<b>Total Properties:</b>	<b>1,828</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	993,278	941,571	(51,707)	(5.2)
Apartment	3,844	3,366	(478)	(12.4)
<b>Total Residential</b>	<b>\$997,121</b>	<b>\$944,936</b>	<b>(\$52,185)</b>	<b>(5.2%)</b>
Farm	789,503	851,239	61,736	7.8
Commercial / Industrial	117,476	110,884	(6,592)	(5.6)
Institutional	37,115	32,976	(4,139)	(11.2)
Pipeline	2,857	2,928	71	2.5
Railway	70,674	71,827	1,153	1.6
Designated Recreational	832	801	(31)	(3.7)
<b>Total</b>	<b>\$2,015,578</b>	<b>\$2,015,578*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 18.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than 18.2% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
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- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.



## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 MUNICIPALITY OF ROBLIN**

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## 1. OVERVIEW OF REASSESSMENT 2025

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  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$47 million (17%) to \$328 million (from \$281 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	101,733,230	111,484,910	9,751,680	9.6
Apartment	1,657,410	1,733,300	75,890	4.6
<b>Total Residential</b>	<b>\$103,390,640</b>	<b>\$113,218,210</b>	<b>\$9,827,570</b>	<b>9.5%</b>
Farm	148,255,990	183,250,520	34,994,530	23.6
Commercial / Industrial	25,795,980	27,295,290	1,499,310	5.8
Institutional	2,852,060	3,164,480	312,420	11.0
Pipeline	273,950	331,600	57,650	21.0
Railway	691,910	835,710	143,800	20.8
Designated Recreational	53,670	60,530	6,860	12.8
<b>Total</b>	<b>\$281,314,200</b>	<b>\$328,156,340</b>	<b>\$46,842,140</b>	<b>16.7%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
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Property tax impacts have been calculated using the following methodology:

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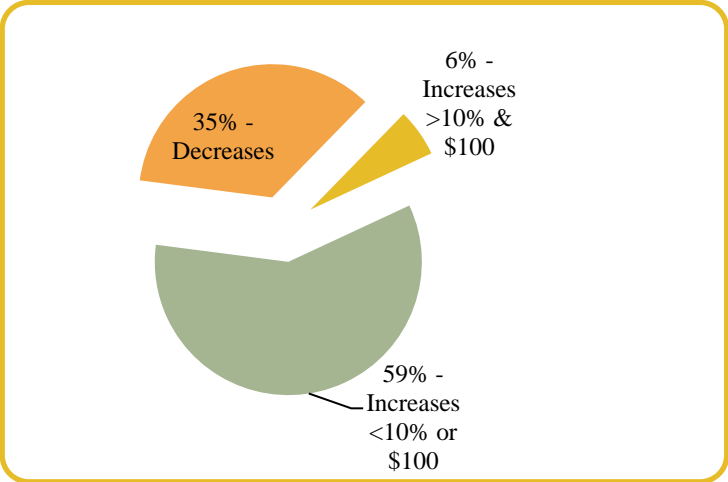
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	2,810,177	2,651,669	(158,508)	(5.6)
Apartment	45,783	41,227	(4,556)	(10.0)
<b>Total Residential</b>	<b>\$2,855,960</b>	<b>\$2,692,895</b>	<b>(\$163,065)</b>	<b>(5.7%)</b>
Farm	4,095,275	4,358,614	263,339	6.4
Commercial / Industrial	922,542	844,325	(78,217)	(8.5)
Institutional	42,987	40,956	(2,031)	(4.7)
Pipeline	9,797	10,257	460	4.7
Railway	24,745	25,851	1,106	4.5
Designated Recreational	1,919	1,872	(47)	(2.5)
<b>Total</b>	<b>\$7,953,225</b>	<b>\$7,974,770</b>	<b>\$21,545</b>	<b>0.3%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	2,592
With Tax Decreases:	1,410
<b>Total Properties:</b>	<b>4,002</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,515,520	1,423,774	(91,746)	(6.1)
Apartment	24,690	22,136	(2,554)	(10.3)
<b>Total Residential</b>	<b>\$1,540,210</b>	<b>\$1,445,910</b>	<b>(\$94,300)</b>	<b>(6.1%)</b>
Farm	2,208,569	2,340,292	131,723	6.0
Commercial / Industrial	384,283	348,588	(35,695)	(9.3)
Institutional	42,487	40,414	(2,073)	(4.9)
Pipeline	4,081	4,235	154	3.8
Railway	10,307	10,673	366	3.6
Designated Recreational	800	773	(27)	(3.4)
<b>Total</b>	<b>\$4,190,738</b>	<b>\$4,190,738*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 16.7% should see a municipal tax decrease.
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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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# **IMPACT OF REASSESSMENT 2025 RM OF ROCKWOOD**

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  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$120 million (19%) to \$736 million (from \$616 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	383,232,430	451,602,590	68,370,160	17.8
Apartment	923,550	943,620	20,070	2.2
Condo / Co-op	365,140	447,040	81,900	22.4
<b>Total Residential</b>	<b>\$384,521,120</b>	<b>\$452,993,250</b>	<b>\$68,472,130</b>	<b>17.8%</b>
Farm	144,420,770	173,542,320	29,121,550	20.2
Commercial / Industrial	45,939,550	62,747,300	16,807,750	36.6
Institutional	38,949,090	43,833,450	4,884,360	12.5
Pipeline	2,278,900	2,745,200	466,300	20.5
Designated Recreational	147,390	157,660	10,270	7.0
<b>Total</b>	<b>\$616,256,820</b>	<b>\$736,019,180</b>	<b>\$119,762,360</b>	<b>19.4%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

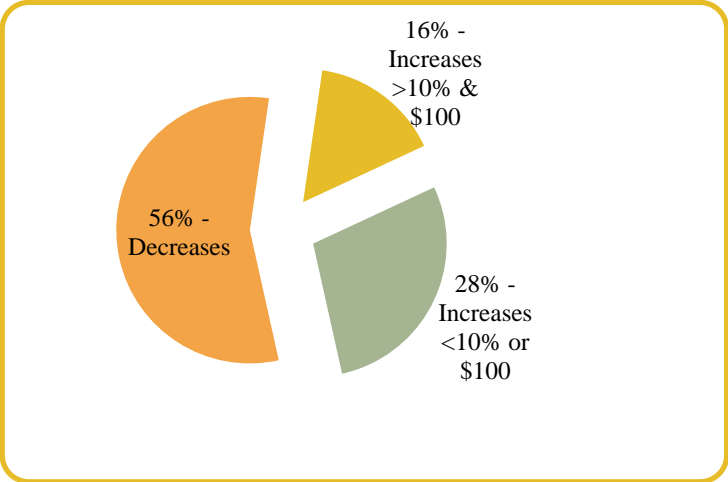
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	7,244,605	7,188,315	(56,290)	(0.8)
Apartment	17,457	15,019	(2,438)	(14.0)
Condo / Co-op	6,902	7,115	213	3.1
<b>Total Residential</b>	<b>\$7,268,963</b>	<b>\$7,210,449</b>	<b>(\$58,514)</b>	<b>(0.8%)</b>
Farm	2,730,236	2,762,486	32,250	1.2
Commercial / Industrial	1,242,242	1,447,154	204,912	16.5
Institutional	953,789	919,449	(34,340)	(3.6)
Pipeline	61,626	63,315	1,689	2.7
Designated Recreational	3,986	3,636	(350)	(8.8)
<b>Total</b>	<b>\$12,260,843</b>	<b>\$12,406,489</b>	<b>\$145,646</b>	<b>1.2%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	2,144
With Tax Decreases:	2,704
<b>Total Properties:</b>	<b>4,848</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	3,329,140	3,284,506	(44,634)	(1.3)
Apartment	8,023	6,863	(1,160)	(14.5)
Condo / Co-op	3,172	3,251	79	2.5
<b>Total Residential</b>	<b>\$3,340,335</b>	<b>\$3,294,620</b>	<b>(\$45,715)</b>	<b>(1.4%)</b>
Farm	1,254,583	1,262,173	7,590	0.6
Commercial / Industrial	399,077	456,361	57,284	14.4
Institutional	338,351	318,801	(19,550)	(5.8)
Pipeline	19,797	19,966	169	0.9
Designated Recreational	1,280	1,147	(133)	(10.4)
<b>Total</b>	<b>\$5,353,423</b>	<b>\$5,353,423*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 19.4% should see a municipal tax decrease.
- Properties with an assessment increase greater than 19.4% should see a municipal tax increase.



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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF ROLAND**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$38 million (17%) to \$263 million (from \$224 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	35,792,260	39,856,310	4,064,050	11.4
Apartment	145,530	139,950	(5,580)	(3.8)
Condo / Co-op	955,130	957,190	2,060	0.2
<b>Total Residential</b>	<b>\$36,892,920</b>	<b>\$40,953,450</b>	<b>\$4,060,530</b>	<b>11.0%</b>
Farm	176,993,210	209,445,290	32,452,080	18.3
Commercial / Industrial	3,281,650	3,766,610	484,960	14.8
Institutional	56,620	71,570	14,950	26.4
Pipeline	6,982,850	8,385,950	1,403,100	20.1
Designated Recreational	66,330	70,750	4,420	6.7
<b>Total</b>	<b>\$224,273,580</b>	<b>\$262,693,620</b>	<b>\$38,420,040</b>	<b>17.1%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

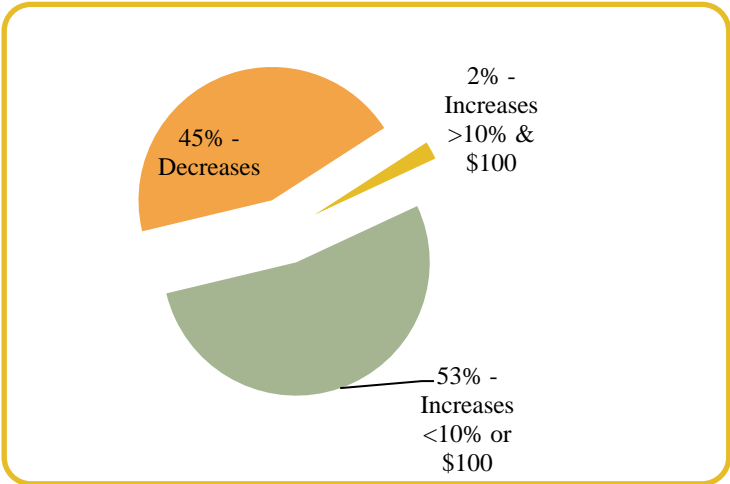
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	584,483	560,875	(23,608)	(4.0)
Apartment	2,339	1,932	(407)	(17.4)
Condo / Co-op	15,349	13,217	(2,132)	(13.9)
<b>Total Residential</b>	<b>\$602,171</b>	<b>\$576,024</b>	<b>(\$26,147)</b>	<b>(4.3%)</b>
Farm	2,916,991	2,980,682	63,691	2.2
Commercial / Industrial	79,907	79,427	(480)	(0.6)
Institutional	372	402	30	8.1
Pipeline	173,171	181,079	7,908	4.6
Designated Recreational	1,606	1,483	(123)	(7.7)
<b>Total</b>	<b>\$3,774,217</b>	<b>\$3,819,097</b>	<b>\$44,880</b>	<b>1.2%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	709
With Tax Decreases:	571
<b>Total Properties:</b>	<b>1,280</b>



- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	235,370	223,753	(11,617)	(4.9)
Apartment	957	786	(171)	(17.9)
Condo / Co-op	6,281	5,374	(907)	(14.4)
<b>Total Residential</b>	<b>\$242,608</b>	<b>\$229,913</b>	<b>(\$12,695)</b>	<b>(5.2%)</b>
Farm	1,163,907	1,175,826	11,919	1.0
Commercial / Industrial	21,580	21,146	(434)	(2.0)
Institutional	372	402	30	8.1
Pipeline	45,919	47,079	1,160	2.5
Designated Recreational	436	397	(39)	(8.9)
<b>Total</b>	<b>\$1,474,823</b>	<b>\$1,474,823*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 17.1% should see a municipal tax decrease.
- Properties with an assessment increase greater than 17.1% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
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- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF ROSEDALE**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
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## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
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### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$14 million (10%) to \$144 million (from \$131 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	49,944,640	53,291,290	3,346,650	6.7
Farm	75,030,740	84,336,960	9,306,220	12.4
Commercial / Industrial	5,347,950	5,805,280	457,330	8.6
Institutional	9,560	9,560	0	0.0
Railway	599,490	978,610	379,120	63.2
<b>Total</b>	<b>\$130,932,380</b>	<b>\$144,421,700</b>	<b>\$13,489,320</b>	<b>10.3%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
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- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.



- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

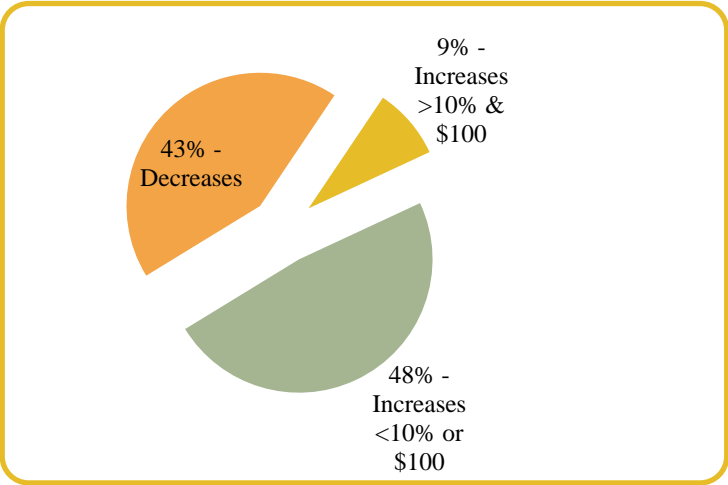
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,084,969	1,032,683	(52,286)	(4.8)
Farm	1,591,016	1,595,359	4,343	0.3
Commercial / Industrial	160,176	154,354	(5,822)	(3.6)
Institutional	280	249	(31)	(11.1)
Railway	17,545	25,484	7,939	45.3
<b>Total</b>	<b>\$2,853,985</b>	<b>\$2,808,129</b>	<b>(\$45,856)</b>	<b>(1.6%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,084
With Tax Decreases:	823
<b>Total Properties:</b>	<b>1,907</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	562,904	544,694	(18,210)	(3.2)
Farm	832,111	848,097	15,986	1.9
Commercial / Industrial	60,279	59,384	(895)	(1.5)
Institutional	106	96	(10)	(9.4)
Railway	6,642	9,832	3,190	48.0
<b>Total</b>	<b>\$1,462,042</b>	<b>\$1,462,042*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 10.3% should see a municipal tax decrease.
- Properties with an assessment increase greater than 10.3% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 ROSSBURN MUNICIPALITY**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$15 million (18%) to \$100 million (from \$85 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	34,374,660	35,556,520	1,181,860	3.4
Apartment	414,780	432,550	17,770	4.3
Condo / Co-op	93,340	90,020	(3,320)	(3.6)
<b>Total Residential</b>	<b>\$34,882,780</b>	<b>\$36,079,090</b>	<b>\$1,196,310</b>	<b>3.4%</b>
Farm	45,874,930	59,731,600	13,856,670	30.2
Commercial / Industrial	3,135,580	3,287,540	151,960	4.9
Institutional	705,430	779,980	74,550	10.6
<b>Total</b>	<b>\$84,598,720</b>	<b>\$99,878,210</b>	<b>\$15,279,490</b>	<b>18.1%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.



## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

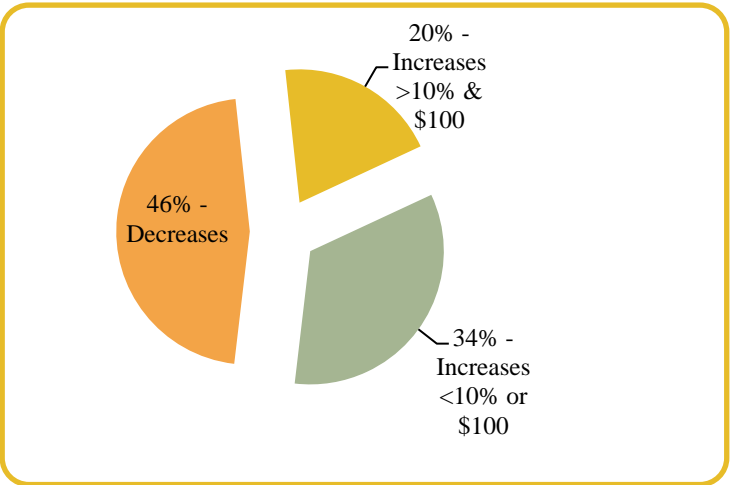
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	724,102	632,337	(91,765)	(12.7)
Apartment	8,737	7,692	(1,045)	(12.0)
Condo / Co-op	1,966	1,601	(365)	(18.6)
<b>Total Residential</b>	<b>\$734,806</b>	<b>\$641,631</b>	<b>(\$93,175)</b>	<b>(12.7%)</b>
Farm	966,355	1,062,267	95,912	9.9
Commercial / Industrial	91,575	81,965	(9,610)	(10.5)
Institutional	8,866	8,302	(564)	(6.4)
<b>Total</b>	<b>\$1,801,602</b>	<b>\$1,794,165</b>	<b>(\$7,437)</b>	<b>(0.4%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,019
With Tax Decreases:	883
<b>Total Properties:</b>	<b>1,902</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	431,436	378,001	(53,435)	(12.4)
Apartment	5,206	4,598	(608)	(11.7)
Condo / Co-op	1,172	957	(215)	(18.3)
<b>Total Residential</b>	<b>\$437,814</b>	<b>\$383,557</b>	<b>(\$54,257)</b>	<b>(12.4%)</b>
Farm	575,776	635,007	59,231	10.3
Commercial / Industrial	39,355	34,950	(4,405)	(11.2)
Institutional	8,854	8,292	(562)	(6.4)
<b>Total</b>	<b>\$1,061,799</b>	<b>\$1,061,799*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 18.1% should see a municipal tax decrease.
- Properties with an assessment increase greater than 18.1% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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# **IMPACT OF REASSESSMENT 2025 RM OF ROSSER**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
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- The updated assessments will be used for 2025 property taxes.
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  - how taxable assessments have changed in your municipality and across the province
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## 2. OBJECTIVES OF REASSESSING PROPERTY

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### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$87 million (13%) to \$737 million (from \$651 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	68,199,620	78,534,030	10,334,410	15.2
Farm	122,844,380	156,922,740	34,078,360	27.7
Commercial / Industrial	447,259,200	487,345,340	40,086,140	9.0
Institutional	2,752,500	2,971,420	218,920	8.0
Pipeline	2,840,250	3,408,550	568,300	20.0
Railway	6,497,220	7,803,560	1,306,340	20.1
Designated Recreational	407,990	415,670	7,680	1.9
<b>Total</b>	<b>\$650,801,160</b>	<b>\$737,401,310</b>	<b>\$86,600,150</b>	<b>13.3%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

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## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
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Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
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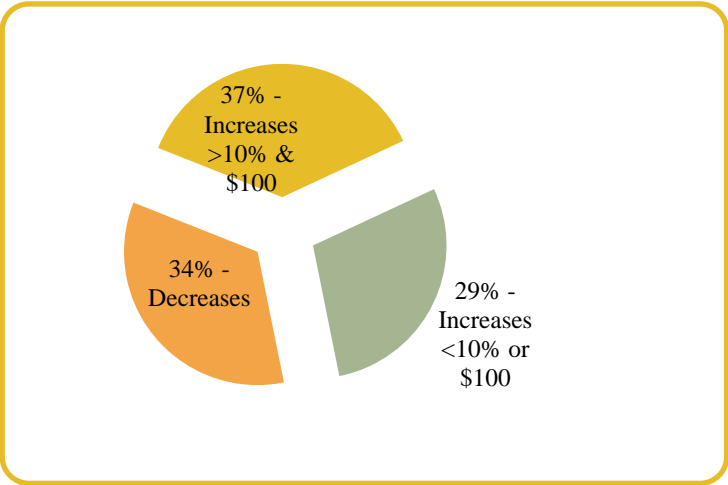
**Total Tax Change – Municipal & School  
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Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,045,500	1,033,272	(12,228)	(1.2)
Farm	1,883,204	2,064,632	181,428	9.6
Commercial / Industrial	10,497,173	9,895,547	(601,626)	(5.7)
Institutional	19,917	18,706	(1,211)	(6.1)
Pipeline	66,661	69,211	2,550	3.8
Railway	152,490	158,451	5,961	3.9
Designated Recreational	9,576	8,440	(1,136)	(11.9)
<b>Total</b>	<b>\$13,674,521</b>	<b>\$13,248,260</b>	<b>(\$426,261)</b>	<b>(3.1%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,132
With Tax Decreases:	588
<b>Total Properties:</b>	<b>1,720</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	348,841	354,503	5,662	1.6
Farm	628,349	708,349	80,000	12.7
Commercial / Industrial	2,287,731	2,199,877	(87,854)	(3.8)
Institutional	14,079	13,413	(666)	(4.7)
Pipeline	14,528	15,386	858	5.9
Railway	33,233	35,225	1,992	6.0
Designated Recreational	2,087	1,876	(211)	(10.1)
<b>Total</b>	<b>\$3,328,848</b>	<b>\$3,328,848*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 13.3% should see a municipal tax decrease.
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# **IMPACT OF REASSESSMENT 2025 MUNICIPALITY OF RUSSELL- BINSKARTH**



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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$38 million (21%) to \$217 million (from \$179 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	76,339,420	89,056,480	12,717,060	16.7
Apartment	1,145,600	1,255,800	110,200	9.6
Condo / Co-op	616,890	590,970	(25,920)	(4.2)
<b>Total Residential</b>	<b>\$78,101,910</b>	<b>\$90,903,250</b>	<b>\$12,801,340</b>	<b>16.4%</b>
Farm	52,316,970	72,142,780	19,825,810	37.9
Commercial / Industrial	41,111,310	44,546,380	3,435,070	8.4
Institutional	4,479,810	4,748,250	268,440	6.0
Pipeline	1,554,550	1,869,200	314,650	20.2
Railway	1,669,750	2,740,330	1,070,580	64.1
Designated Recreational	11,840	14,190	2,350	19.9
<b>Total</b>	<b>\$179,246,140</b>	<b>\$216,964,380</b>	<b>\$37,718,240</b>	<b>21.0%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

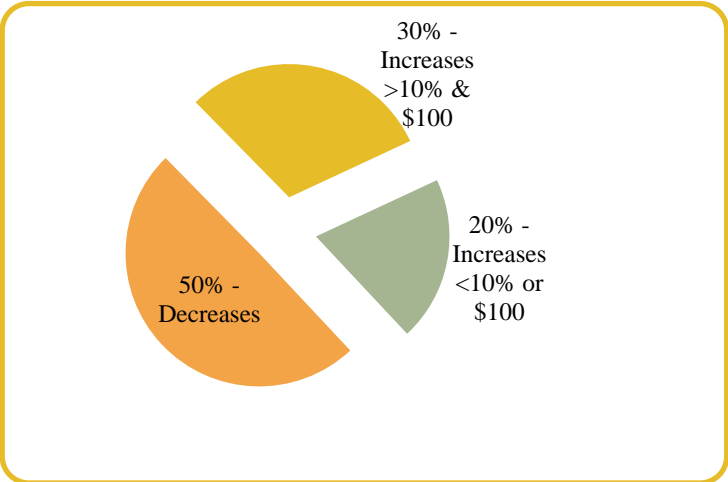
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	2,252,547	2,181,528	(71,019)	(3.2)
Apartment	33,803	30,762	(3,041)	(9.0)
Condo / Co-op	18,203	14,476	(3,727)	(20.5)
<b>Total Residential</b>	<b>\$2,304,553</b>	<b>\$2,226,766</b>	<b>(\$77,787)</b>	<b>(3.4%)</b>
Farm	1,543,717	1,767,210	223,493	14.5
Commercial / Industrial	1,547,718	1,409,626	(138,092)	(8.9)
Institutional	94,045	82,349	(11,696)	(12.4)
Pipeline	58,524	59,149	625	1.1
Railway	62,861	86,715	23,854	38.0
Designated Recreational	446	449	3	0.7
<b>Total</b>	<b>\$5,611,863</b>	<b>\$5,632,263</b>	<b>\$20,400</b>	<b>0.4%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,180
With Tax Decreases:	1,162
<b>Total Properties:</b>	<b>2,342</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,602,593	1,544,507	(58,086)	(3.6)
Apartment	24,050	21,779	(2,271)	(9.4)
Condo / Co-op	12,950	10,249	(2,701)	(20.9)
<b>Total Residential</b>	<b>\$1,639,593</b>	<b>\$1,576,535</b>	<b>(\$63,058)</b>	<b>(3.9%)</b>
Farm	1,098,290	1,251,172	152,882	13.9
Commercial / Industrial	863,050	772,568	(90,482)	(10.5)
Institutional	94,045	82,349	(11,696)	(12.4)
Pipeline	32,635	32,418	(217)	(0.7)
Railway	35,053	47,526	12,473	35.6
Designated Recreational	249	246	(3)	(1.2)
<b>Total</b>	<b>\$3,762,914</b>	<b>\$3,762,914*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 21.0% should see a municipal tax decrease.
- Properties with an assessment increase greater than 21.0% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.



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# **IMPACT OF REASSESSMENT 2025 CITY OF SELKIRK**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$97 million (15%) to \$731 million (from \$633 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	320,147,680	381,284,670	61,136,990	19.1
Apartment	79,727,150	82,983,070	3,255,920	4.1
Condo / Co-op	15,185,190	16,195,570	1,010,380	6.7
<b>Total Residential</b>	<b>\$415,060,020</b>	<b>\$480,463,310</b>	<b>\$65,403,290</b>	<b>15.8%</b>
Farm	1,076,630	1,459,730	383,100	35.6
Commercial / Industrial	172,281,570	194,041,460	21,759,890	12.6
Institutional	43,492,060	53,127,490	9,635,430	22.2
Pipeline	517,300	620,800	103,500	20.0
Railway	818,190	941,840	123,650	15.1
<b>Total</b>	<b>\$633,245,770</b>	<b>\$730,654,630</b>	<b>\$97,408,860</b>	<b>15.4%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

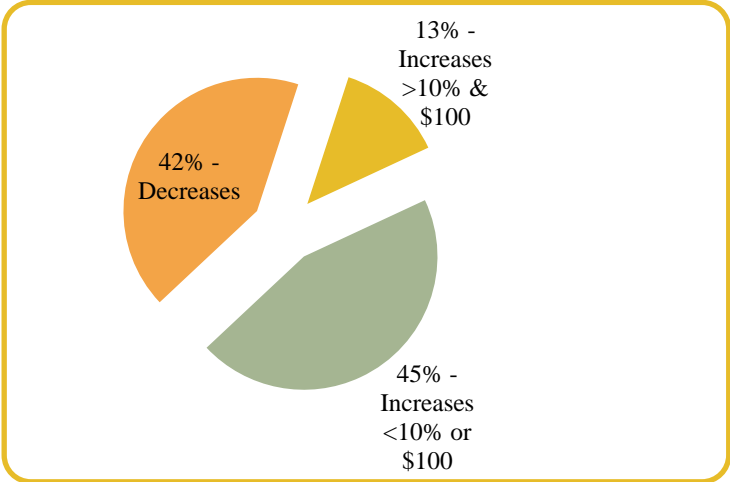
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	11,420,628	11,593,723	173,095	1.5
Apartment	2,844,107	2,523,266	(320,841)	(11.3)
Condo / Co-op	541,701	492,459	(49,242)	(9.1)
<b>Total Residential</b>	<b>\$14,806,436</b>	<b>\$14,609,448</b>	<b>(\$196,988)</b>	<b>(1.3%)</b>
Farm	38,407	44,386	5,979	15.6
Commercial / Industrial	7,544,188	7,283,274	(260,914)	(3.5)
Institutional	1,551,599	1,641,830	90,231	5.8
Pipeline	22,664	23,314	650	2.9
Railway	35,847	35,371	(476)	(1.3)
<b>Total</b>	<b>\$23,999,142</b>	<b>\$23,637,623</b>	<b>(\$361,519)</b>	<b>(1.5%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	2,248
With Tax Decreases:	1,628
<b>Total Properties:</b>	<b>3,876</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	7,298,087	7,532,660	234,573	3.2
Apartment	1,817,460	1,639,414	(178,046)	(9.8)
Condo / Co-op	346,162	319,960	(26,202)	(7.6)
<b>Total Residential</b>	<b>\$9,461,708</b>	<b>\$9,492,033</b>	<b>\$30,325</b>	<b>0.3%</b>
Farm	24,543	28,838	4,295	17.5
Commercial / Industrial	3,923,347	3,829,530	(93,817)	(2.4)
Institutional	991,445	1,049,587	58,142	5.9
Pipeline	11,792	12,265	473	4.0
Railway	18,651	18,607	(44)	(0.2)
<b>Total</b>	<b>\$14,431,486</b>	<b>\$14,431,486*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 15.4% should see a municipal tax decrease.
- Properties with an assessment increase greater than 15.4% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
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- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.



## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF SIFTON**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
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## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$18 million (12%) to \$170 million (from \$151 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	60,584,710	65,278,380	4,693,670	7.8
Apartment	228,060	247,280	19,220	8.4
<b>Total Residential</b>	<b>\$60,812,770</b>	<b>\$65,525,660</b>	<b>\$4,712,890</b>	<b>7.8%</b>
Farm	39,631,370	42,478,850	2,847,480	7.2
Commercial / Industrial	10,902,870	13,673,970	2,771,100	25.4
Pipeline	35,850,800	43,024,150	7,173,350	20.0
Railway	3,812,660	4,561,210	748,550	19.6
Designated Recreational	239,890	247,210	7,320	3.1
<b>Total</b>	<b>\$151,250,360</b>	<b>\$169,511,050</b>	<b>\$18,260,690</b>	<b>12.1%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

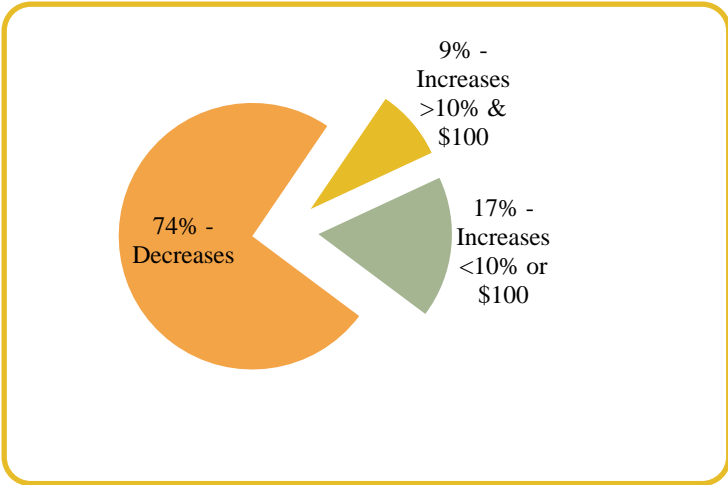
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,370,567	1,311,753	(58,814)	(4.3)
Apartment	5,109	4,922	(187)	(3.7)
<b>Total Residential</b>	<b>\$1,375,675</b>	<b>\$1,316,675</b>	<b>(\$59,000)</b>	<b>(4.3%)</b>
Farm	928,391	877,342	(51,049)	(5.5)
Commercial / Industrial	333,730	370,523	36,793	11.0
Pipeline	1,115,278	1,182,151	66,873	6.0
Railway	116,540	123,475	6,935	6.0
Designated Recreational	7,326	6,688	(638)	(8.7)
<b>Total</b>	<b>\$3,876,941</b>	<b>\$3,876,854</b>	<b>(\$87)</b>	<b>0.0%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	610
With Tax Decreases:	1,761
<b>Total Properties:</b>	<b>2,371</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	893,746	859,259	(34,487)	(3.9)
Apartment	3,364	3,255	(109)	(3.2)
<b>Total Residential</b>	<b>\$897,110</b>	<b>\$862,514</b>	<b>(\$34,596)</b>	<b>(3.9%)</b>
Farm	584,642	559,149	(25,493)	(4.4)
Commercial / Industrial	160,839	179,990	19,151	11.9
Pipeline	528,871	566,327	37,456	7.1
Railway	56,244	60,039	3,795	6.8
Designated Recreational	3,539	3,254	(285)	(8.1)
<b>Total</b>	<b>\$2,231,245</b>	<b>\$2,231,245*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 12.1% should see a municipal tax decrease.
- Properties with an assessment increase greater than 12.1% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.



## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 TOWN OF SNOW LAKE**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$5 million (12%) to \$49 million (from \$43 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	28,538,680	33,103,550	4,564,870	16.0
Apartment	3,018,940	3,036,980	18,040	0.6
<b>Total Residential</b>	<b>\$31,557,620</b>	<b>\$36,140,530</b>	<b>\$4,582,910</b>	<b>14.5%</b>
Commercial / Industrial	11,542,030	12,096,530	554,500	4.8
Institutional	207,240	229,340	22,100	10.7
<b>Total</b>	<b>\$43,306,890</b>	<b>\$48,466,400</b>	<b>\$5,159,510</b>	<b>11.9%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

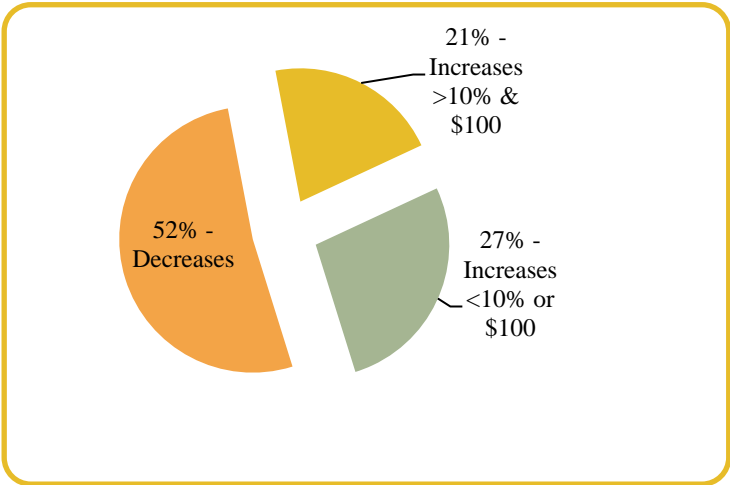
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,140,491	1,194,244	53,753	4.7
Apartment	120,646	109,562	(11,084)	(9.2)
<b>Total Residential</b>	<b>\$1,261,137</b>	<b>\$1,303,806</b>	<b>\$42,669</b>	<b>3.4%</b>
Commercial / Industrial	555,206	522,860	(32,346)	(5.8)
Institutional	5,805	5,740	(65)	(1.1)
<b>Total</b>	<b>\$1,822,149</b>	<b>\$1,832,407</b>	<b>\$10,258</b>	<b>0.6%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	293
With Tax Decreases:	315
<b>Total Properties:</b>	<b>608</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	799,426	828,582	29,156	3.7
Apartment	84,567	76,016	(8,551)	(10.1)
<b>Total Residential</b>	<b>\$883,992</b>	<b>\$904,597</b>	<b>\$20,605</b>	<b>2.3%</b>
Commercial / Industrial	323,315	302,776	(20,539)	(6.4)
Institutional	5,805	5,740	(65)	(1.1)
<b>Total</b>	<b>\$1,213,113</b>	<b>\$1,213,113*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 11.9% should see a municipal tax decrease.
- Properties with an assessment increase greater than 11.9% should see a municipal tax increase.



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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
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- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
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- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 MUNICIPALITY OF SOURIS- GLENWOOD**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$29 million (13%) to \$254 million (from \$225 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	84,963,800	86,759,210	1,795,410	2.1
Apartment	3,527,000	3,607,540	80,540	2.3
Condo / Co-op	2,947,030	2,791,750	(155,280)	(5.3)
<b>Total Residential</b>	<b>\$91,437,830</b>	<b>\$93,158,500</b>	<b>\$1,720,670</b>	<b>1.9%</b>
Farm	68,878,170	87,299,580	18,421,410	26.7
Commercial / Industrial	24,452,170	25,719,320	1,267,150	5.2
Institutional	1,743,900	1,817,920	74,020	4.2
Pipeline	37,695,900	45,246,450	7,550,550	20.0
Railway	677,830	820,710	142,880	21.1
<b>Total</b>	<b>\$224,885,800</b>	<b>\$254,062,480</b>	<b>\$29,176,680</b>	<b>13.0%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

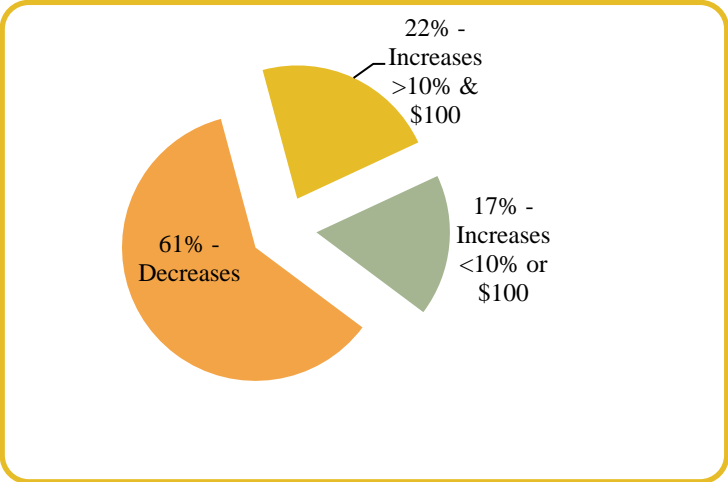
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	2,178,881	1,965,725	(213,156)	(9.8)
Apartment	94,203	85,448	(8,755)	(9.3)
Condo / Co-op	78,712	66,125	(12,587)	(16.0)
<b>Total Residential</b>	<b>\$2,351,796</b>	<b>\$2,117,298</b>	<b>(\$234,498)</b>	<b>(10.0%)</b>
Farm	1,517,767	1,670,174	152,407	10.0
Commercial / Industrial	792,585	732,505	(60,080)	(7.6)
Institutional	28,931	27,454	(1,477)	(5.1)
Pipeline	1,137,106	1,188,679	51,573	4.5
Railway	20,774	21,946	1,172	5.6
<b>Total</b>	<b>\$5,848,958</b>	<b>\$5,758,055</b>	<b>(\$90,903)</b>	<b>(1.6%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	792
With Tax Decreases:	1,218
<b>Total Properties:</b>	<b>2,010</b>



- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,318,598	1,220,406	(98,192)	(7.5)
Apartment	58,513	54,481	(4,032)	(6.9)
Condo / Co-op	48,891	42,161	(6,730)	(13.8)
<b>Total Residential</b>	<b>\$1,426,002</b>	<b>\$1,317,048</b>	<b>(\$108,954)</b>	<b>(7.6%)</b>
Farm	820,755	920,735	99,980	12.2
Commercial / Industrial	346,113	327,888	(18,225)	(5.3)
Institutional	28,931	27,454	(1,477)	(5.1)
Pipeline	448,817	476,862	28,045	6.3
Railway	8,397	9,035	638	7.6
<b>Total</b>	<b>\$3,079,015</b>	<b>\$3,079,015*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 13.0% should see a municipal tax decrease.
- Properties with an assessment increase greater than 13.0% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

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## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF SPRINGFIELD**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$289 million (17%) to \$1,985 million (from \$1,696 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,043,453,560	1,222,717,640	179,264,080	17.2
Apartment	9,988,280	10,342,420	354,140	3.6
Condo / Co-op	28,568,040	32,577,200	4,009,160	14.0
<b>Total Residential</b>	<b>\$1,082,009,880</b>	<b>\$1,265,637,260</b>	<b>\$183,627,380</b>	<b>17.0%</b>
Farm	167,670,130	195,867,760	28,197,630	16.8
Commercial / Industrial	413,824,050	485,791,080	71,967,030	17.4
Institutional	11,654,490	12,643,440	988,950	8.5
Pipeline	6,079,150	7,295,050	1,215,900	20.0
Railway	13,996,070	16,808,110	2,812,040	20.1
Designated Recreational	508,390	523,550	15,160	3.0
<b>Total</b>	<b>\$1,695,742,160</b>	<b>\$1,984,566,250</b>	<b>\$288,824,090</b>	<b>17.0%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.



- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

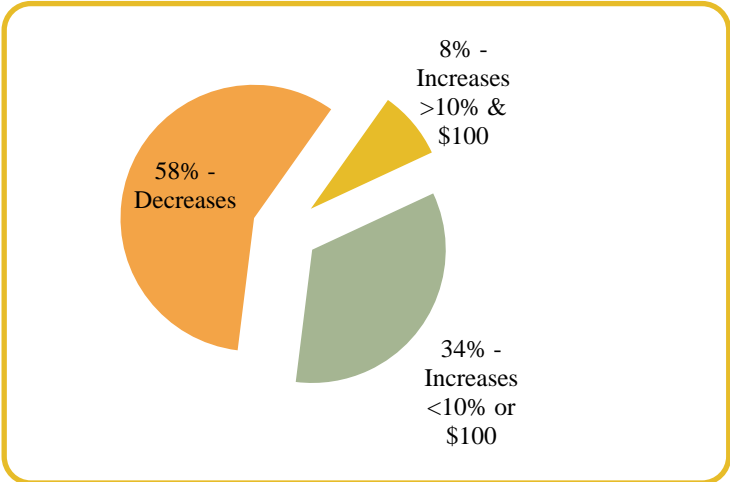
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	22,304,406	22,199,048	(105,358)	(0.5)
Apartment	213,460	187,663	(25,797)	(12.1)
Condo / Co-op	610,528	591,113	(19,415)	(3.2)
<b>Total Residential</b>	<b>\$23,128,393</b>	<b>\$22,977,824</b>	<b>(\$150,569)</b>	<b>(0.7%)</b>
Farm	3,583,952	3,555,419	(28,533)	(0.8)
Commercial / Industrial	12,217,890	12,317,780	99,890	0.8
Institutional	134,049	125,398	(8,651)	(6.5)
Pipeline	179,561	185,217	5,656	3.2
Railway	413,343	425,761	12,418	3.0
Designated Recreational	15,003	13,242	(1,761)	(11.7)
<b>Total</b>	<b>\$39,672,191</b>	<b>\$39,600,641</b>	<b>(\$71,550)</b>	<b>(0.2%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions' / province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	3,616
With Tax Decreases:	4,960
<b>Total Properties:</b>	<b>8,576</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	10,323,930	10,336,855	12,925	0.1
Apartment	98,824	87,435	(11,389)	(11.5)
Condo / Co-op	282,652	275,408	(7,244)	(2.6)
<b>Total Residential</b>	<b>\$10,705,406</b>	<b>\$10,699,697</b>	<b>(\$5,709)</b>	<b>(0.1%)</b>
Farm	1,658,928	1,655,866	(3,062)	(0.2)
Commercial / Industrial	4,094,375	4,106,878	12,503	0.3
Institutional	115,310	106,888	(8,422)	(7.3)
Pipeline	60,147	61,672	1,525	2.5
Railway	138,477	142,096	3,619	2.6
Designated Recreational	5,030	4,426	(604)	(12.0)
<b>Total</b>	<b>\$16,777,673</b>	<b>\$16,777,673*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 17.0% should see a municipal tax decrease.
- Properties with an assessment increase greater than 17.0% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF ST. ANDREWS**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$170 million (18%) to \$1,123 million (from \$953 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	772,355,090	901,309,310	128,954,220	16.7
Apartment	3,253,780	3,470,720	216,940	6.7
<b>Total Residential</b>	<b>\$775,608,870</b>	<b>\$904,780,030</b>	<b>\$129,171,160</b>	<b>16.7%</b>
Farm	98,362,580	122,228,740	23,866,160	24.3
Commercial / Industrial	72,239,380	87,779,130	15,539,750	21.5
Institutional	312,920	366,230	53,310	17.0
Pipeline	4,815,950	5,786,050	970,100	20.1
Railway	997,910	1,199,300	201,390	20.2
Designated Recreational	380,880	407,640	26,760	7.0
<b>Total</b>	<b>\$952,718,490</b>	<b>\$1,122,547,120</b>	<b>\$169,828,630</b>	<b>17.8%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.



## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒     Municipal Levy
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- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
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- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

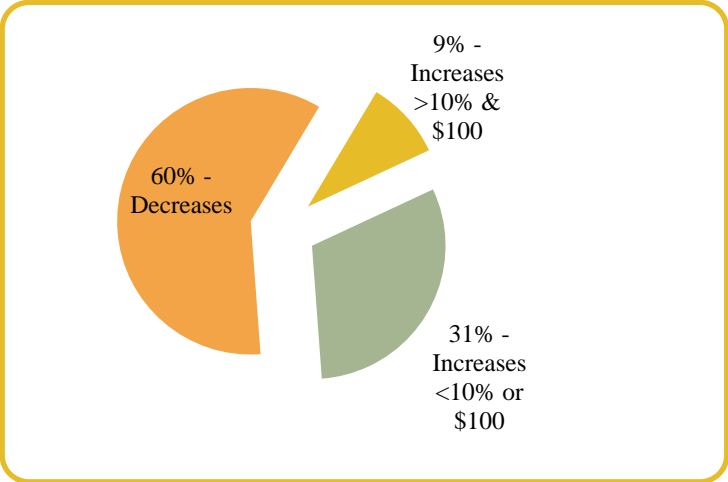
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	17,552,476	17,167,166	(385,310)	(2.2)
Apartment	74,329	66,325	(8,004)	(10.8)
<b>Total Residential</b>	<b>\$17,626,806</b>	<b>\$17,233,491</b>	<b>(\$393,315)</b>	<b>(2.2%)</b>
Farm	2,184,506	2,277,807	93,301	4.3
Commercial / Industrial	2,240,997	2,319,935	78,938	3.5
Institutional	8,917	8,783	(134)	(1.5)
Pipeline	147,360	150,228	2,868	2.0
Railway	30,432	31,063	631	2.1
Designated Recreational	12,154	11,123	(1,031)	(8.5)
<b>Total</b>	<b>\$22,251,171</b>	<b>\$22,032,431</b>	<b>(\$218,740)</b>	<b>(1.0%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	2,748
With Tax Decreases:	4,077
<b>Total Properties:</b>	<b>6,825</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	7,698,063	7,624,175	(73,888)	(1.0)
Apartment	32,430	29,359	(3,071)	(9.5)
<b>Total Residential</b>	<b>\$7,730,494</b>	<b>\$7,653,534</b>	<b>(\$76,960)</b>	<b>(1.0%)</b>
Farm	980,380	1,033,933	53,553	5.5
Commercial / Industrial	720,010	742,524	22,514	3.1
Institutional	3,119	3,098	(21)	(0.7)
Pipeline	48,001	48,944	943	2.0
Railway	9,946	10,145	199	2.0
Designated Recreational	3,796	3,448	(348)	(9.2)
<b>Total</b>	<b>\$9,495,745</b>	<b>\$9,495,745*</b>	<b>\$0*</b>	<b>0.0%</b>

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- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF ST. CLEMENTS**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.



### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$203 million (22%) to \$1,135 million (from \$932 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	796,371,490	972,917,970	176,546,480	22.2
Apartment	700,120	733,380	33,260	4.8
Condo / Co-op	18,237,390	21,728,720	3,491,330	19.1
<b>Total Residential</b>	<b>\$815,309,000</b>	<b>\$995,380,070</b>	<b>\$180,071,070</b>	<b>22.1%</b>
Farm	65,023,460	79,690,850	14,667,390	22.6
Commercial / Industrial	48,734,900	55,937,490	7,202,590	14.8
Institutional	237,080	306,250	69,170	29.2
Pipeline	2,825,800	3,394,450	568,650	20.1
Railway	321,640	401,660	80,020	24.9
<b>Total</b>	<b>\$932,451,880</b>	<b>\$1,135,110,770</b>	<b>\$202,658,890</b>	<b>21.7%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

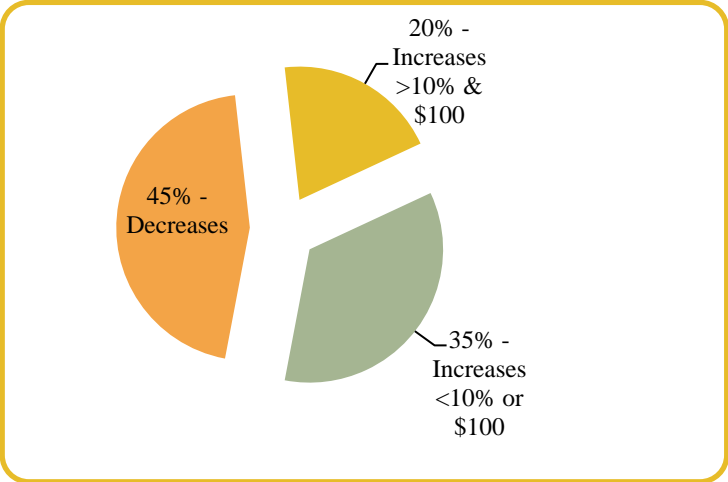
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	18,110,299	18,439,944	329,645	1.8
Apartment	16,297	14,077	(2,220)	(13.6)
Condo / Co-op	423,376	416,035	(7,341)	(1.7)
<b>Total Residential</b>	<b>\$18,549,972</b>	<b>\$18,870,056</b>	<b>\$320,084</b>	<b>1.7%</b>
Farm	1,476,435	1,501,949	25,514	1.7
Commercial / Industrial	1,521,409	1,468,178	(53,231)	(3.5)
Institutional	4,924	5,853	929	18.9
Pipeline	87,702	88,873	1,171	1.3
Railway	9,940	10,498	558	5.6
<b>Total</b>	<b>\$21,650,382</b>	<b>\$21,945,406</b>	<b>\$295,024</b>	<b>1.4%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	4,302
With Tax Decreases:	3,555
<b>Total Properties:</b>	<b>7,857</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	8,282,264	8,311,638	29,374	0.4
Apartment	7,281	6,265	(1,016)	(14.0)
Condo / Co-op	189,669	185,628	(4,041)	(2.1)
<b>Total Residential</b>	<b>\$8,479,214</b>	<b>\$8,503,532</b>	<b>\$24,318</b>	<b>0.3%</b>
Farm	676,244	680,799	4,555	0.7
Commercial / Industrial	506,843	477,874	(28,969)	(5.7)
Institutional	2,466	2,616	150	6.1
Pipeline	29,388	28,999	(389)	(1.3)
Railway	3,345	3,431	86	2.6
<b>Total</b>	<b>\$9,697,500</b>	<b>\$9,697,500*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 21.7% should see a municipal tax decrease.
- Properties with an assessment increase greater than 21.7% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
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  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF ST. FRANCOIS XAVIER**



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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$30 million (20%) to \$186 million (from \$156 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	96,855,190	115,719,350	18,864,160	19.5
Apartment	624,650	750,520	125,870	20.2
<b>Total Residential</b>	<b>\$97,479,840</b>	<b>\$116,469,870</b>	<b>\$18,990,030</b>	<b>19.5%</b>
Farm	52,142,780	62,983,910	10,841,130	20.8
Commercial / Industrial	5,270,440	5,668,430	397,990	7.6
Institutional	98,610	98,610	0	0.0
Pipeline	278,500	334,250	55,750	20.0
Railway	387,310	463,980	76,670	19.8
<b>Total</b>	<b>\$155,657,480</b>	<b>\$186,019,050</b>	<b>\$30,361,570</b>	<b>19.5%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

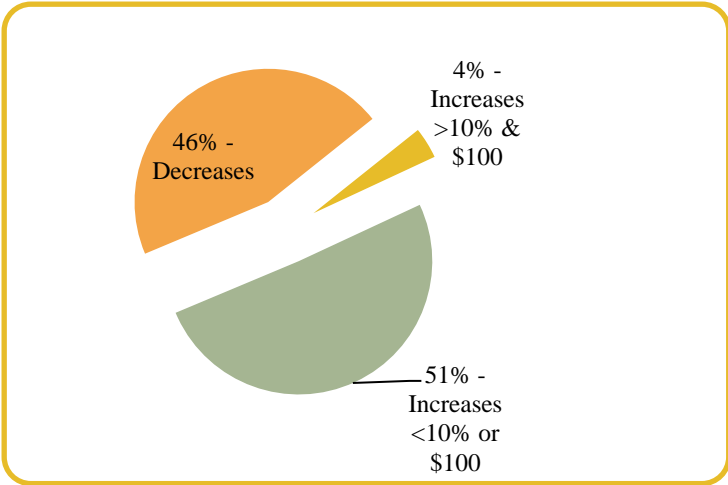
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,843,855	1,873,162	29,307	1.6
Apartment	11,855	12,107	252	2.1
<b>Total Residential</b>	<b>\$1,855,710</b>	<b>\$1,885,269</b>	<b>\$29,559</b>	<b>1.6%</b>
Farm	1,006,657	1,035,525	28,868	2.9
Commercial / Industrial	142,945	131,972	(10,973)	(7.7)
Institutional	2,674	2,296	(378)	(14.1)
Pipeline	7,553	7,781	228	3.0
Railway	11,431	11,880	449	3.9
<b>Total</b>	<b>\$3,026,971</b>	<b>\$3,074,723</b>	<b>\$47,752</b>	<b>1.6%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions' / province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	489
With Tax Decreases:	410
<b>Total Properties:</b>	<b>899</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	918,671	918,464	(207)	(0.0)
Apartment	5,925	5,957	32	0.5
<b>Total Residential</b>	<b>\$924,596</b>	<b>\$924,421</b>	<b>(\$175)</b>	<b>(0.0%)</b>
Farm	494,574	499,903	5,329	1.1
Commercial / Industrial	49,990	44,990	(5,000)	(10.0)
Institutional	935	783	(152)	(16.3)
Pipeline	2,642	2,653	11	0.4
Railway	3,674	3,683	9	0.2
<b>Total</b>	<b>\$1,476,411</b>	<b>\$1,476,411*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 19.5% should see a municipal tax decrease.
- Properties with an assessment increase greater than 19.5% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.



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# **IMPACT OF REASSESSMENT 2025 RM OF ST. LAURENT**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$30 million (30%) to \$130 million (from \$100 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	85,354,900	112,995,060	27,640,160	32.4
Apartment	442,900	500,990	58,090	13.1
Condo / Co-op	992,410	1,132,270	139,860	14.1
<b>Total Residential</b>	<b>\$86,790,210</b>	<b>\$114,628,320</b>	<b>\$27,838,110</b>	<b>32.1%</b>
Farm	9,091,290	11,100,340	2,009,050	22.1
Commercial / Industrial	3,504,380	3,939,890	435,510	12.4
Institutional	284,910	266,780	(18,130)	(6.4)
Designated Recreational	27,900	28,760	860	3.1
<b>Total</b>	<b>\$99,698,690</b>	<b>\$129,964,090</b>	<b>\$30,265,400</b>	<b>30.4%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

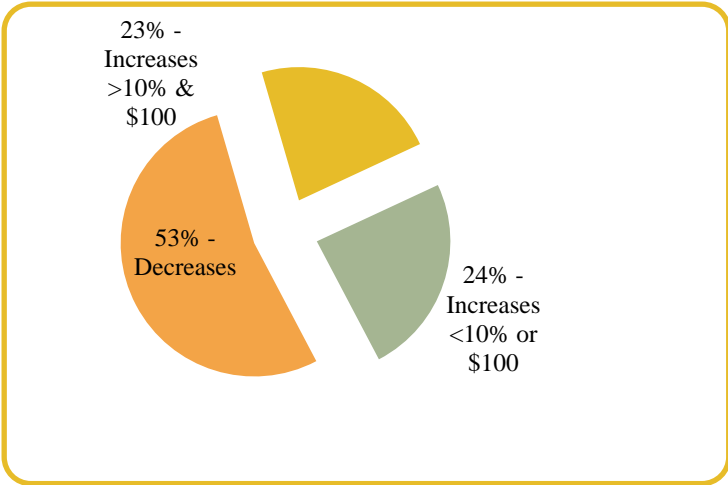
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	2,458,038	2,599,121	141,083	5.7
Apartment	12,752	11,522	(1,230)	(9.7)
Condo / Co-op	28,574	26,041	(2,533)	(8.9)
<b>Total Residential</b>	<b>\$2,499,364</b>	<b>\$2,636,685</b>	<b>\$137,321</b>	<b>5.5%</b>
Farm	262,248	255,719	(6,529)	(2.5)
Commercial / Industrial	129,443	118,789	(10,654)	(8.2)
Institutional	6,592	5,005	(1,587)	(24.1)
Designated Recreational	1,030	867	(163)	(15.8)
<b>Total</b>	<b>\$2,898,678</b>	<b>\$3,017,065</b>	<b>\$118,387</b>	<b>4.1%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,270
With Tax Decreases:	1,444
<b>Total Properties:</b>	<b>2,714</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,647,264	1,672,892	25,628	1.6
Apartment	8,548	7,417	(1,131)	(13.2)
Condo / Co-op	19,153	16,763	(2,390)	(12.5)
<b>Total Residential</b>	<b>\$1,674,964</b>	<b>\$1,697,072</b>	<b>\$22,108</b>	<b>1.3%</b>
Farm	175,453	164,341	(11,112)	(6.3)
Commercial / Industrial	67,631	58,330	(9,301)	(13.8)
Institutional	5,498	3,950	(1,548)	(28.2)
Designated Recreational	538	426	(112)	(20.8)
<b>Total</b>	<b>\$1,924,085</b>	<b>\$1,924,085*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 30.4% should see a municipal tax decrease.
- Properties with an assessment increase greater than 30.4% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.



## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 VILLAGE OF ST. PIERRE-JOLYS**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$7 million (14%) to \$60 million (from \$53 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	39,895,650	46,284,210	6,388,560	16.0
Apartment	522,590	546,360	23,770	4.6
Condo / Co-op	999,070	1,067,960	68,890	6.9
<b>Total Residential</b>	<b>\$41,417,310</b>	<b>\$47,898,530</b>	<b>\$6,481,220</b>	<b>15.7%</b>
Farm	403,160	511,490	108,330	26.9
Commercial / Industrial	6,775,930	7,258,770	482,840	7.1
Institutional	4,168,540	4,452,910	284,370	6.8
<b>Total</b>	<b>\$52,764,940</b>	<b>\$60,121,700</b>	<b>\$7,356,760</b>	<b>13.9%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

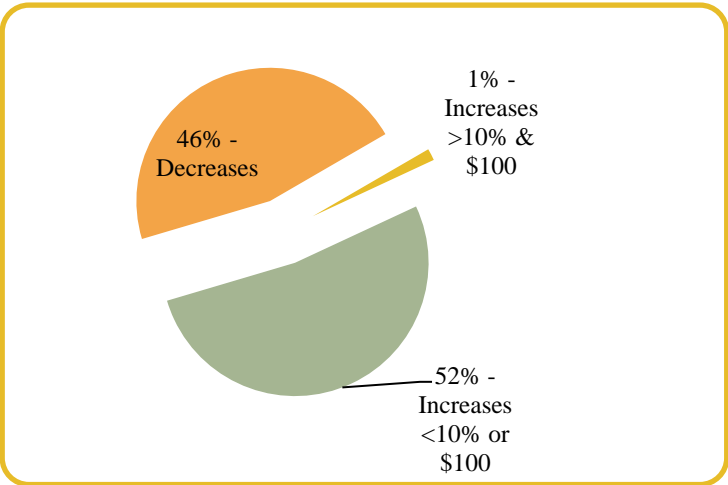
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,194,436	1,204,593	10,157	0.9
Apartment	15,646	14,220	(1,426)	(9.1)
Condo / Co-op	29,911	27,795	(2,116)	(7.1)
<b>Total Residential</b>	<b>\$1,239,993</b>	<b>\$1,246,607</b>	<b>\$6,614</b>	<b>0.5%</b>
Farm	12,070	13,312	1,242	10.3
Commercial / Industrial	257,854	240,637	(17,217)	(6.7)
Institutional	75,595	70,899	(4,696)	(6.2)
<b>Total</b>	<b>\$1,585,512</b>	<b>\$1,571,455</b>	<b>(\$14,057)</b>	<b>(0.9%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	263
With Tax Decreases:	226
<b>Total Properties:</b>	<b>489</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	721,712	734,854	13,142	1.8
Apartment	9,454	8,675	(779)	(8.2)
Condo / Co-op	18,073	16,956	(1,117)	(6.2)
<b>Total Residential</b>	<b>\$749,239</b>	<b>\$760,485</b>	<b>\$11,246</b>	<b>1.5%</b>
Farm	7,293	8,121	828	11.4
Commercial / Industrial	122,410	115,082	(7,328)	(6.0)
Institutional	75,409	70,699	(4,710)	(6.3)
<b>Total</b>	<b>\$954,351</b>	<b>\$954,351*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 13.9% should see a municipal tax decrease.
- Properties with an assessment increase greater than 13.9% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
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- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.



## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
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- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF STANLEY**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$101 million (13%) to \$868 million (from \$767 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	332,736,680	373,258,060	40,521,380	12.2
Condo / Co-op	4,064,850	4,576,220	511,370	12.6
<b>Total Residential</b>	<b>\$336,801,530</b>	<b>\$377,834,280</b>	<b>\$41,032,750</b>	<b>12.2%</b>
Farm	300,709,880	342,572,140	41,862,260	13.9
Commercial / Industrial	75,387,380	83,073,090	7,685,710	10.2
Institutional	2,306,180	2,468,870	162,690	7.1
Pipeline	50,951,400	61,145,450	10,194,050	20.0
Railway	462,290	545,380	83,090	18.0
<b>Total</b>	<b>\$766,618,660</b>	<b>\$867,639,210</b>	<b>\$101,020,550</b>	<b>13.2%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

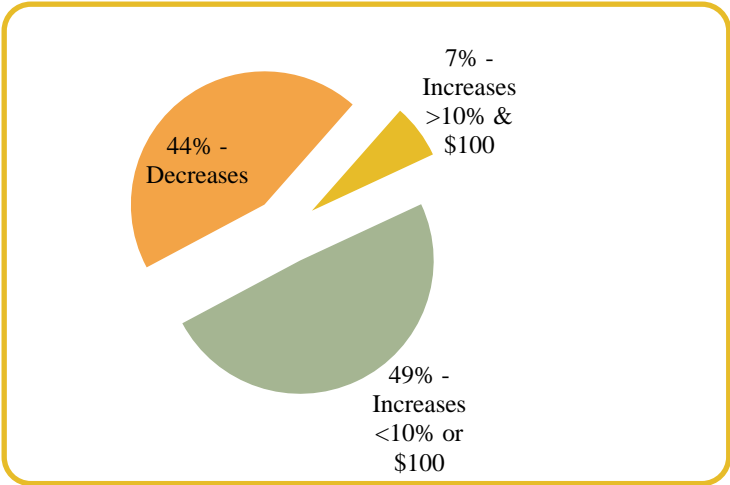
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	6,307,260	6,313,062	5,802	0.1
Condo / Co-op	76,757	77,237	480	0.6
<b>Total Residential</b>	<b>\$6,384,016</b>	<b>\$6,390,300</b>	<b>\$6,284</b>	<b>0.1%</b>
Farm	5,711,191	5,799,513	88,322	1.6
Commercial / Industrial	2,039,270	1,997,027	(42,243)	(2.1)
Institutional	24,745	24,307	(438)	(1.8)
Pipeline	1,383,364	1,472,842	89,478	6.5
Railway	12,564	13,144	580	4.6
<b>Total</b>	<b>\$15,555,151</b>	<b>\$15,697,134</b>	<b>\$141,983</b>	<b>0.9%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	2,483
With Tax Decreases:	1,974
<b>Total Properties:</b>	<b>4,457</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	2,472,234	2,450,439	(21,795)	(0.9)
Condo / Co-op	30,202	30,043	(159)	(0.5)
<b>Total Residential</b>	<b>\$2,502,435</b>	<b>\$2,480,482</b>	<b>(\$21,953)</b>	<b>(0.9%)</b>
Farm	2,234,274	2,248,986	14,712	0.7
Commercial / Industrial	560,128	545,375	(14,753)	(2.6)
Institutional	17,135	16,208	(927)	(5.4)
Pipeline	378,569	401,420	22,851	6.0
Railway	3,435	3,580	145	4.2
<b>Total</b>	<b>\$5,695,977</b>	<b>\$5,695,977*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 13.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than 13.2% should see a municipal tax increase.



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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 MUNICIPALITY OF STE. ROSE**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$14 million (15%) to \$105 million (from \$92 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	32,559,380	35,310,270	2,750,890	8.5
Apartment	1,678,530	1,787,240	108,710	6.5
<b>Total Residential</b>	<b>\$34,237,910</b>	<b>\$37,097,510</b>	<b>\$2,859,600</b>	<b>8.4%</b>
Farm	44,482,230	54,222,880	9,740,650	21.9
Commercial / Industrial	9,755,300	10,332,310	577,010	5.9
Institutional	3,055,180	3,336,040	280,860	9.2
Railway	81,400	97,880	16,480	20.3
<b>Total</b>	<b>\$91,612,020</b>	<b>\$105,086,620</b>	<b>\$13,474,600</b>	<b>14.7%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

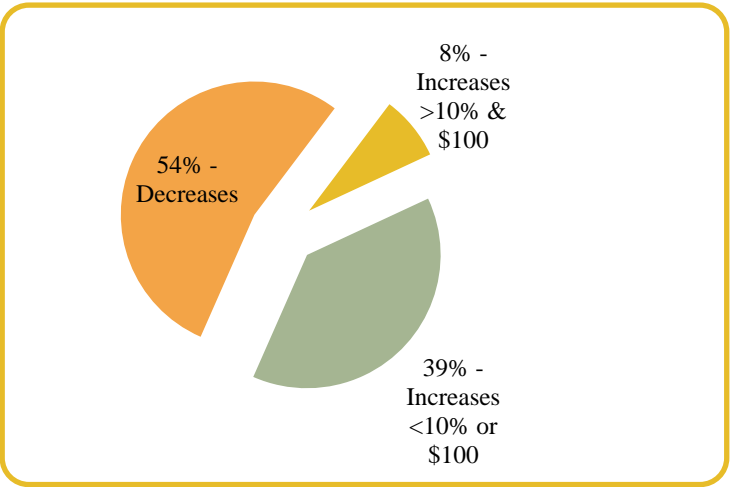
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,057,594	994,478	(63,116)	(6.0)
Apartment	54,522	50,336	(4,186)	(7.7)
<b>Total Residential</b>	<b>\$1,112,116</b>	<b>\$1,044,814</b>	<b>(\$67,302)</b>	<b>(6.1%)</b>
Farm	1,444,872	1,527,133	82,261	5.7
Commercial / Industrial	394,720	363,386	(31,334)	(7.9)
Institutional	63,578	60,522	(3,056)	(4.8)
Railway	3,307	3,456	149	4.5
<b>Total</b>	<b>\$3,018,593</b>	<b>\$2,999,312</b>	<b>(\$19,281)</b>	<b>(0.6%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	839
With Tax Decreases:	972
<b>Total Properties:</b>	<b>1,811</b>



- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	677,561	640,599	(36,962)	(5.5)
Apartment	34,930	32,424	(2,506)	(7.2)
<b>Total Residential</b>	<b>\$712,491</b>	<b>\$673,023</b>	<b>(\$39,468)</b>	<b>(5.5%)</b>
Farm	925,675	983,711	58,036	6.3
Commercial / Industrial	203,008	187,449	(15,559)	(7.7)
Institutional	63,578	60,522	(3,056)	(4.8)
Railway	1,694	1,776	82	4.8
<b>Total</b>	<b>\$1,906,446</b>	<b>\$1,906,446*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 14.7% should see a municipal tax decrease.
- Properties with an assessment increase greater than 14.7% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
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- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF STE. ANNE**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$90 million (22%) to \$494 million (from \$404 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	254,406,990	321,954,690	67,547,700	26.6
Apartment	1,037,850	1,059,660	21,810	2.1
Condo / Co-op	4,938,260	6,087,230	1,148,970	23.3
<b>Total Residential</b>	<b>\$260,383,100</b>	<b>\$329,101,580</b>	<b>\$68,718,480</b>	<b>26.4%</b>
Farm	90,951,180	103,573,800	12,622,620	13.9
Commercial / Industrial	21,893,010	24,409,100	2,516,090	11.5
Institutional	733,350	945,510	212,160	28.9
Pipeline	26,878,250	32,256,150	5,377,900	20.0
Railway	2,782,600	3,342,730	560,130	20.1
Designated Recreational	527,380	572,950	45,570	8.6
<b>Total</b>	<b>\$404,148,870</b>	<b>\$494,201,820</b>	<b>\$90,052,950</b>	<b>22.3%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
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  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
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- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

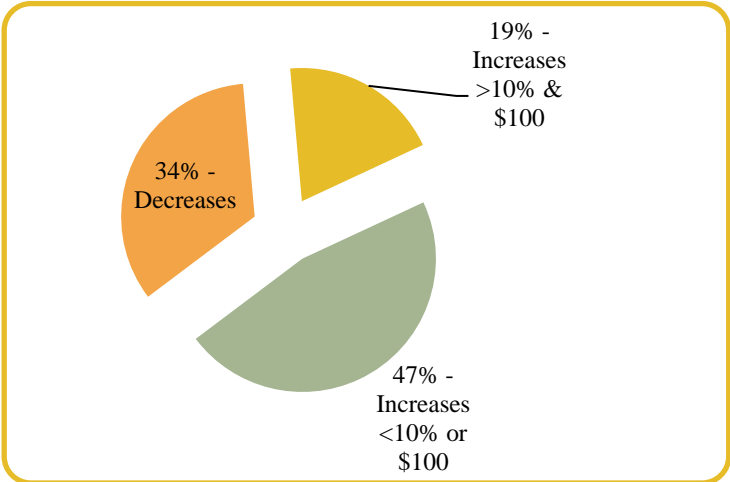
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	5,476,654	5,714,155	237,501	4.3
Apartment	25,297	20,756	(4,541)	(18.0)
Condo / Co-op	105,229	106,715	1,486	1.4
<b>Total Residential</b>	<b>\$5,607,180</b>	<b>\$5,841,625</b>	<b>\$234,445</b>	<b>4.2%</b>
Farm	1,936,500	1,824,544	(111,956)	(5.8)
Commercial / Industrial	651,027	609,091	(41,936)	(6.4)
Institutional	8,901	9,471	570	6.4
Pipeline	791,481	796,316	4,835	0.6
Railway	81,903	82,695	792	1.0
Designated Recreational	15,510	14,224	(1,286)	(8.3)
<b>Total</b>	<b>\$9,092,503</b>	<b>\$9,177,967</b>	<b>\$85,464</b>	<b>0.9%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	2,053
With Tax Decreases:	1,052
<b>Total Properties:</b>	<b>3,105</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	2,417,763	2,499,999	82,236	3.4
Apartment	12,804	10,231	(2,573)	(20.1)
Condo / Co-op	45,788	46,257	469	1.0
<b>Total Residential</b>	<b>\$2,476,355</b>	<b>\$2,556,487</b>	<b>\$80,132</b>	<b>3.2%</b>
Farm	843,718	787,523	(56,195)	(6.7)
Commercial / Industrial	210,479	190,846	(19,633)	(9.3)
Institutional	6,813	7,203	390	5.7
Pipeline	249,215	245,114	(4,101)	(1.7)
Railway	25,800	25,401	(399)	(1.6)
Designated Recreational	4,890	4,354	(536)	(11.0)
<b>Total</b>	<b>\$3,817,270</b>	<b>\$3,817,270*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 22.3% should see a municipal tax decrease.
- Properties with an assessment increase greater than 22.3% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 TOWN OF STE. ANNE**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$24 million (18%) to \$159 million (from \$135 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	86,526,130	107,185,370	20,659,240	23.9
Apartment	22,758,920	24,576,720	1,817,800	8.0
Condo / Co-op	2,447,870	2,451,260	3,390	0.1
<b>Total Residential</b>	<b>\$111,732,920</b>	<b>\$134,213,350</b>	<b>\$22,480,430</b>	<b>20.1%</b>
Farm	492,500	658,370	165,870	33.7
Commercial / Industrial	9,341,800	10,561,800	1,220,000	13.1
Institutional	12,468,560	12,809,340	340,780	2.7
Pipeline	25,300	30,400	5,100	20.2
Railway	565,280	734,930	169,650	30.0
<b>Total</b>	<b>\$134,626,360</b>	<b>\$159,008,190</b>	<b>\$24,381,830</b>	<b>18.1%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.



## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

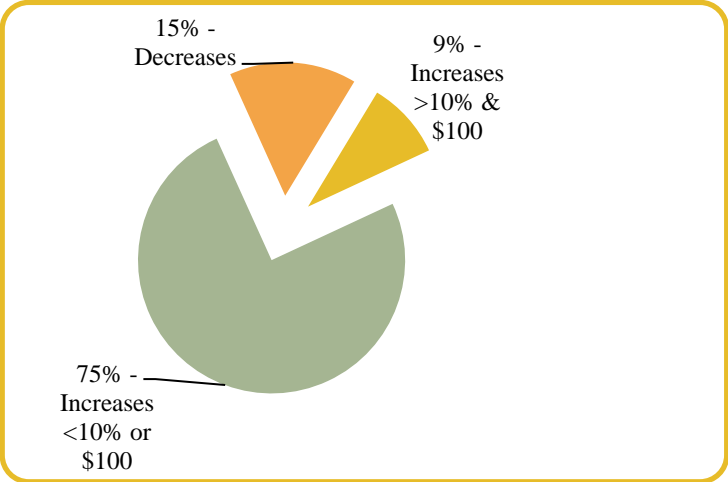
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,474,319	1,518,495	44,176	3.0
Apartment	387,789	348,178	(39,611)	(10.2)
Condo / Co-op	41,709	34,727	(6,982)	(16.7)
<b>Total Residential</b>	<b>\$1,903,817</b>	<b>\$1,901,401</b>	<b>(\$2,416)</b>	<b>(0.1%)</b>
Farm	8,392	9,327	935	11.1
Commercial / Industrial	235,217	225,125	(10,092)	(4.3)
Institutional	63,617	54,749	(8,868)	(13.9)
Pipeline	637	648	11	1.7
Railway	14,233	15,665	1,432	10.1
<b>Total</b>	<b>\$2,225,913</b>	<b>\$2,206,914</b>	<b>(\$18,999)</b>	<b>(0.9%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	873
With Tax Decreases:	159
<b>Total Properties:</b>	<b>1,032</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	432,804	453,930	21,126	4.9
Apartment	113,840	104,082	(9,758)	(8.6)
Condo / Co-op	12,244	10,381	(1,863)	(15.2)
<b>Total Residential</b>	<b>\$558,888</b>	<b>\$568,394</b>	<b>\$9,506</b>	<b>1.7%</b>
Farm	2,463	2,788	325	13.2
Commercial / Industrial	46,728	44,729	(1,999)	(4.3)
Institutional	62,368	54,248	(8,120)	(13.0)
Pipeline	127	129	2	1.6
Railway	2,828	3,112	284	10.0
<b>Total</b>	<b>\$673,401</b>	<b>\$673,401*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 18.1% should see a municipal tax decrease.
- Properties with an assessment increase greater than 18.1% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
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# **IMPACT OF REASSESSMENT 2025 CITY OF STEINBACH**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.



### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$158 million (13%) to \$1,400 million (from \$1,242 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	630,724,560	729,767,420	99,042,860	15.7
Apartment	88,450,550	93,452,110	5,001,560	5.7
Condo / Co-op	60,656,200	67,470,100	6,813,900	11.2
<b>Total Residential</b>	<b>\$779,831,310</b>	<b>\$890,689,630</b>	<b>\$110,858,320</b>	<b>14.2%</b>
Farm	7,670,060	9,387,950	1,717,890	22.4
Commercial / Industrial	394,217,420	435,195,490	40,978,070	10.4
Institutional	59,973,910	64,085,220	4,111,310	6.9
Pipeline	75,150	90,950	15,800	21.0
Designated Recreational	257,020	274,490	17,470	6.8
<b>Total</b>	<b>\$1,242,024,870</b>	<b>\$1,399,723,730</b>	<b>\$157,698,860</b>	<b>12.7%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
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- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
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- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

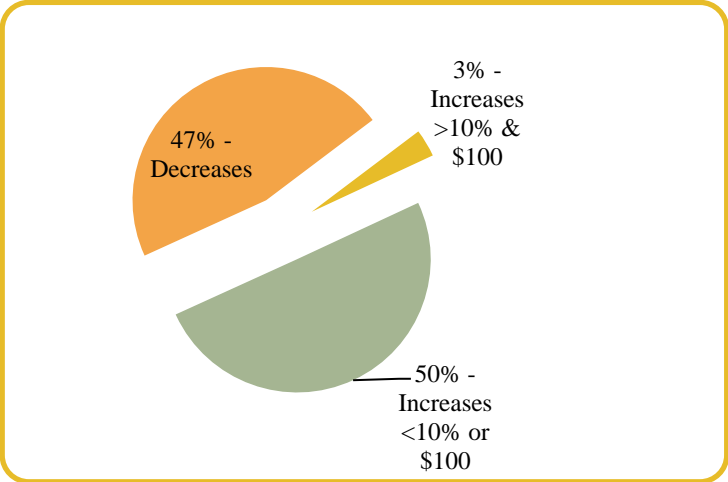
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	12,544,481	12,519,160	(25,321)	(0.2)
Apartment	1,759,193	1,603,171	(156,022)	(8.9)
Condo / Co-op	1,206,391	1,157,450	(48,941)	(4.1)
<b>Total Residential</b>	<b>\$15,510,065</b>	<b>\$15,279,781</b>	<b>(\$230,284)</b>	<b>(1.5%)</b>
Farm	152,550	161,050	8,500	5.6
Commercial / Industrial	11,049,520	10,576,556	(472,964)	(4.3)
Institutional	571,522	543,715	(27,807)	(4.9)
Pipeline	2,106	2,210	104	4.9
Designated Recreational	7,204	6,671	(533)	(7.4)
<b>Total</b>	<b>\$27,292,967</b>	<b>\$26,569,983</b>	<b>(\$722,984)</b>	<b>(2.7%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	3,605
With Tax Decreases:	3,135
<b>Total Properties:</b>	<b>6,740</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	4,985,878	5,118,589	132,711	2.7
Apartment	699,202	655,473	(43,729)	(6.3)
Condo / Co-op	479,487	473,235	(6,252)	(1.3)
<b>Total Residential</b>	<b>\$6,164,567</b>	<b>\$6,247,297</b>	<b>\$82,730</b>	<b>1.3%</b>
Farm	60,632	65,847	5,215	8.6
Commercial / Industrial	3,116,289	3,052,461	(63,828)	(2.1)
Institutional	474,094	449,494	(24,600)	(5.2)
Pipeline	594	638	44	7.4
Designated Recreational	2,032	1,925	(107)	(5.3)
<b>Total</b>	<b>\$9,818,207</b>	<b>\$9,818,207*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 12.7% should see a municipal tax decrease.
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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

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  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
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  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 TOWN OF STONEWALL**



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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$82 million (23%) to \$443 million (from \$361 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	280,638,160	351,683,270	71,045,110	25.3
Apartment	5,033,200	5,530,770	497,570	9.9
Condo / Co-op	9,614,640	10,431,260	816,620	8.5
<b>Total Residential</b>	<b>\$295,286,000</b>	<b>\$367,645,300</b>	<b>\$72,359,300</b>	<b>24.5%</b>
Farm	927,140	967,080	39,940	4.3
Commercial / Industrial	45,158,770	53,300,440	8,141,670	18.0
Institutional	19,274,240	20,853,420	1,579,180	8.2
<b>Total</b>	<b>\$360,646,150</b>	<b>\$442,766,240</b>	<b>\$82,120,090</b>	<b>22.8%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

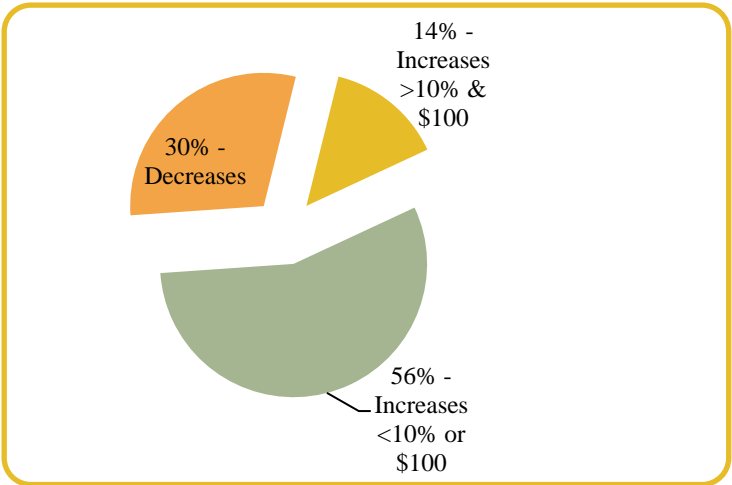
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	5,670,855	5,901,949	231,094	4.1
Apartment	101,706	92,817	(8,889)	(8.7)
Condo / Co-op	194,283	175,057	(19,226)	(9.9)
<b>Total Residential</b>	<b>\$5,966,844</b>	<b>\$6,169,823</b>	<b>\$202,979</b>	<b>3.4%</b>
Farm	18,735	16,230	(2,505)	(13.4)
Commercial / Industrial	1,280,116	1,275,480	(4,636)	(0.4)
Institutional	193,609	170,619	(22,990)	(11.9)
<b>Total</b>	<b>\$7,459,304</b>	<b>\$7,632,151</b>	<b>\$172,847</b>	<b>2.3%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,510
With Tax Decreases:	646
<b>Total Properties:</b>	<b>2,156</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	2,804,136	2,862,350	58,214	2.1
Apartment	50,292	45,015	(5,277)	(10.5)
Condo / Co-op	96,069	84,900	(11,169)	(11.6)
<b>Total Residential</b>	<b>\$2,950,498</b>	<b>\$2,992,265</b>	<b>\$41,767</b>	<b>1.4%</b>
Farm	9,264	7,871	(1,393)	(15.0)
Commercial / Industrial	451,226	433,812	(17,414)	(3.9)
Institutional	192,588	169,726	(22,862)	(11.9)
<b>Total</b>	<b>\$3,603,576</b>	<b>\$3,603,576*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 22.8% should see a municipal tax decrease.
- Properties with an assessment increase greater than 22.8% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.



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# **IMPACT OF REASSESSMENT 2025 RM OF STUARTBURN**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$30 million (35%) to \$118 million (from \$88 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	48,213,300	55,743,520	7,530,220	15.6
Apartment	555,900	563,380	7,480	1.4
<b>Total Residential</b>	<b>\$48,769,200</b>	<b>\$56,306,900</b>	<b>\$7,537,700</b>	<b>15.5%</b>
Farm	33,634,980	55,706,820	22,071,840	65.6
Commercial / Industrial	2,920,000	3,080,000	160,000	5.5
Institutional	2,332,010	2,855,010	523,000	22.4
<b>Total</b>	<b>\$87,656,190</b>	<b>\$117,948,730</b>	<b>\$30,292,540</b>	<b>34.6%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
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- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

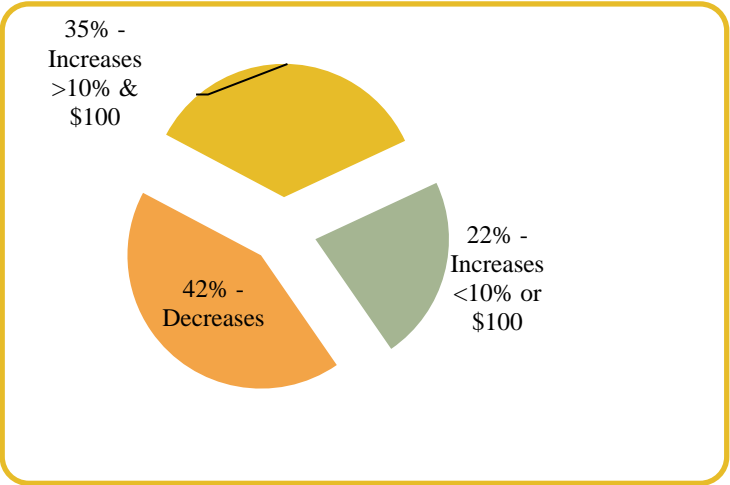
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,321,768	1,207,572	(114,196)	(8.6)
Apartment	15,240	12,205	(3,035)	(19.9)
<b>Total Residential</b>	<b>\$1,337,008</b>	<b>\$1,219,776</b>	<b>(\$117,232)</b>	<b>(8.8%)</b>
Farm	922,103	1,206,777	284,674	30.9
Commercial / Industrial	103,821	88,738	(15,083)	(14.5)
Institutional	36,676	34,033	(2,643)	(7.2)
<b>Total</b>	<b>\$2,399,608</b>	<b>\$2,549,324</b>	<b>\$149,716</b>	<b>6.2%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,228
With Tax Decreases:	903
<b>Total Properties:</b>	<b>2,131</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	751,019	645,287	(105,732)	(14.1)
Apartment	8,659	6,522	(2,137)	(24.7)
<b>Total Residential</b>	<b>\$759,678</b>	<b>\$651,809</b>	<b>(\$107,869)</b>	<b>(14.2%)</b>
Farm	523,932	644,862	120,930	23.1
Commercial / Industrial	45,485	35,654	(9,831)	(21.6)
Institutional	36,326	33,050	(3,276)	(9.0)
<b>Total</b>	<b>\$1,365,420</b>	<b>\$1,365,420*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 34.6% should see a municipal tax decrease.
- Properties with an assessment increase greater than 34.6% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
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- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
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- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.



## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 TOWN OF SWAN RIVER**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
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## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$10 million (5%) to \$209 million (from \$200 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	113,159,520	118,437,360	5,277,840	4.7
Apartment	9,715,970	10,256,940	540,970	5.6
Condo / Co-op	7,026,640	7,123,660	97,020	1.4
<b>Total Residential</b>	<b>\$129,902,130</b>	<b>\$135,817,960</b>	<b>\$5,915,830</b>	<b>4.6%</b>
Farm	109,070	112,480	3,410	3.1
Commercial / Industrial	58,845,800	62,283,320	3,437,520	5.8
Institutional	10,390,490	10,603,810	213,320	2.1
Railway	229,760	241,780	12,020	5.2
<b>Total</b>	<b>\$199,477,250</b>	<b>\$209,059,350</b>	<b>\$9,582,100</b>	<b>4.8%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

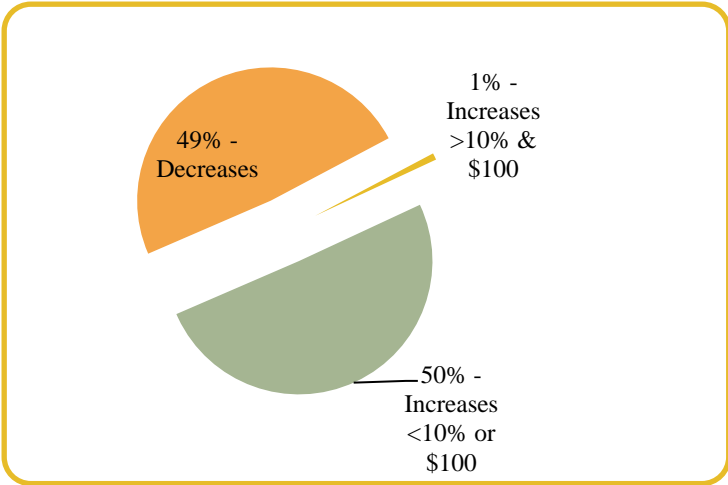
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	3,048,404	3,043,959	(4,445)	(0.2)
Apartment	261,739	263,614	1,875	0.7
Condo / Co-op	189,291	183,085	(6,206)	(3.3)
<b>Total Residential</b>	<b>\$3,499,433</b>	<b>\$3,490,657</b>	<b>(\$8,776)</b>	<b>(0.3%)</b>
Farm	2,938	2,891	(47)	(1.6)
Commercial / Industrial	2,064,252	2,045,945	(18,307)	(0.9)
Institutional	165,485	161,391	(4,094)	(2.5)
Railway	8,060	7,942	(118)	(1.5)
<b>Total</b>	<b>\$5,740,168</b>	<b>\$5,708,826</b>	<b>(\$31,342)</b>	<b>(0.6%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,001
With Tax Decreases:	952
<b>Total Properties:</b>	<b>1,953</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,732,812	1,730,488	(2,324)	(0.1)
Apartment	148,781	149,864	1,083	0.7
Condo / Co-op	107,599	104,084	(3,515)	(3.3)
<b>Total Residential</b>	<b>\$1,989,191</b>	<b>\$1,984,436</b>	<b>(\$4,755)</b>	<b>(0.2%)</b>
Farm	1,670	1,643	(27)	(1.6)
Commercial / Industrial	901,106	910,022	8,916	1.0
Institutional	159,110	154,932	(4,178)	(2.6)
Railway	3,518	3,533	15	0.4
<b>Total</b>	<b>\$3,054,595</b>	<b>\$3,054,595*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 4.8% should see a municipal tax decrease.
- Properties with an assessment increase greater than 4.8% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.



## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 MUNICIPALITY OF SWAN VALLEY WEST**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$15 million (5%) to \$308 million (from \$293 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	94,638,820	99,304,340	4,665,520	4.9
Apartment	351,450	355,460	4,010	1.1
<b>Total Residential</b>	<b>\$94,990,270</b>	<b>\$99,659,800</b>	<b>\$4,669,530</b>	<b>4.9%</b>
Farm	170,191,010	178,707,630	8,516,620	5.0
Commercial / Industrial	24,097,560	25,323,510	1,225,950	5.1
Institutional	1,576,070	1,717,900	141,830	9.0
Pipeline	1,553,200	1,865,400	312,200	20.1
Railway	571,250	665,290	94,040	16.5
<b>Total</b>	<b>\$292,979,360</b>	<b>\$307,939,530</b>	<b>\$14,960,170</b>	<b>5.1%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

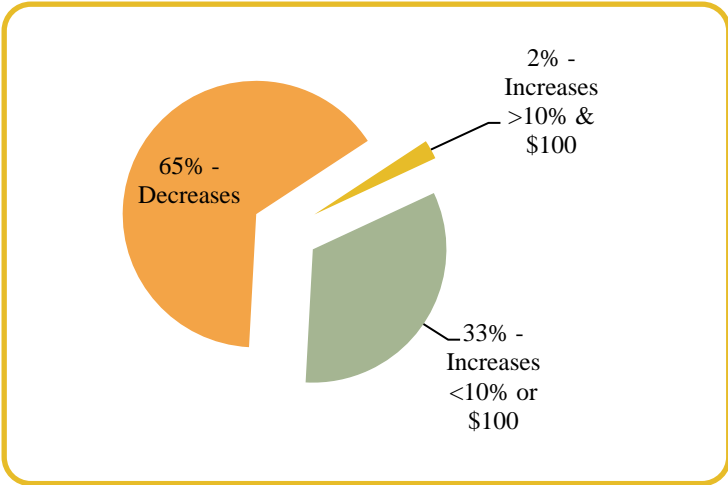
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	2,460,707	2,460,008	(699)	(0.0)
Apartment	11,581	11,116	(465)	(4.0)
<b>Total Residential</b>	<b>\$2,472,288</b>	<b>\$2,471,124</b>	<b>(\$1,164)</b>	<b>(0.1%)</b>
Farm	4,337,999	4,339,021	1,022	0.0
Commercial / Industrial	817,393	802,202	(15,191)	(1.9)
Institutional	29,009	30,189	1,180	4.1
Pipeline	52,233	58,626	6,393	12.2
Railway	19,310	21,018	1,708	8.9
<b>Total</b>	<b>\$7,728,232</b>	<b>\$7,722,180</b>	<b>(\$6,052)</b>	<b>(0.1%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,226
With Tax Decreases:	2,264
<b>Total Properties:</b>	<b>3,490</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,360,436	1,358,723	(1,713)	(0.1)
Apartment	7,495	7,174	(321)	(4.3)
<b>Total Residential</b>	<b>\$1,367,931</b>	<b>\$1,365,897</b>	<b>(\$2,034)</b>	<b>(0.2%)</b>
Farm	2,359,358	2,357,154	(2,204)	(0.1)
Commercial / Industrial	341,081	340,352	(729)	(0.2)
Institutional	29,009	30,189	1,180	4.1
Pipeline	21,532	24,605	3,073	14.3
Railway	8,019	8,885	866	10.8
<b>Total</b>	<b>\$4,126,931</b>	<b>\$4,126,931*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 5.1% should see a municipal tax decrease.
- Properties with an assessment increase greater than 5.1% should see a municipal tax increase.



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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF TACHE**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$180 million (23%) to \$975 million (from \$794 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	586,644,180	719,226,610	132,582,430	22.6
Apartment	20,458,940	21,838,300	1,379,360	6.7
Condo / Co-op	12,791,760	13,338,270	546,510	4.3
<b>Total Residential</b>	<b>\$619,894,880</b>	<b>\$754,403,180</b>	<b>\$134,508,300</b>	<b>21.7%</b>
Farm	121,582,850	159,503,810	37,920,960	31.2
Commercial / Industrial	33,090,360	37,010,240	3,919,880	11.9
Institutional	1,043,920	1,155,250	111,330	10.7
Pipeline	16,074,200	19,290,650	3,216,450	20.0
Railway	2,460,920	2,965,910	504,990	20.5
Designated Recreational	162,910	209,120	46,210	28.4
<b>Total</b>	<b>\$794,310,040</b>	<b>\$974,538,160</b>	<b>\$180,228,120</b>	<b>22.7%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
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- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
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- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

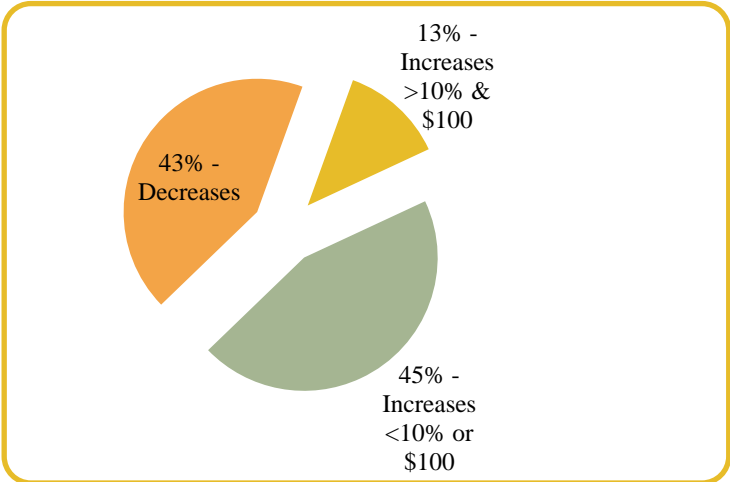
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	13,161,996	13,288,634	126,638	1.0
Apartment	457,596	405,900	(51,696)	(11.3)
Condo / Co-op	283,339	245,431	(37,908)	(13.4)
<b>Total Residential</b>	<b>\$13,902,931</b>	<b>\$13,939,965</b>	<b>\$37,034</b>	<b>0.3%</b>
Farm	2,738,323	2,950,094	211,771	7.7
Commercial / Industrial	1,016,063	956,266	(59,797)	(5.9)
Institutional	12,470	11,215	(1,255)	(10.1)
Pipeline	493,755	494,420	665	0.1
Railway	74,379	74,861	482	0.7
Designated Recreational	4,904	5,275	371	7.6
<b>Total</b>	<b>\$18,242,825</b>	<b>\$18,432,095</b>	<b>\$189,270</b>	<b>1.0%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	3,135
With Tax Decreases:	2,340
<b>Total Properties:</b>	<b>5,475</b>



- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	6,118,813	6,119,535	722	0.0
Apartment	211,722	187,343	(24,379)	(11.5)
Condo / Co-op	129,551	112,179	(17,372)	(13.4)
<b>Total Residential</b>	<b>\$6,460,086</b>	<b>\$6,419,057</b>	<b>(\$41,029)</b>	<b>(0.6%)</b>
Farm	1,284,477	1,360,436	75,959	5.9
Commercial / Industrial	349,160	321,407	(27,753)	(8.0)
Institutional	11,912	10,671	(1,241)	(10.4)
Pipeline	169,711	164,395	(5,316)	(3.1)
Railway	25,982	25,275	(707)	(2.7)
Designated Recreational	1,617	1,703	86	5.3
<b>Total</b>	<b>\$8,302,946</b>	<b>\$8,302,946*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 22.7% should see a municipal tax decrease.
- Properties with an assessment increase greater than 22.7% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
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- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 TOWN OF TEULON**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$10 million (18%) to \$69 million (from \$59 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	42,538,580	50,749,020	8,210,440	19.3
Apartment	2,631,450	2,868,060	236,610	9.0
Condo / Co-op	334,510	389,870	55,360	16.6
<b>Total Residential</b>	<b>\$45,504,540</b>	<b>\$54,006,950</b>	<b>\$8,502,410</b>	<b>18.7%</b>
Farm	49,280	74,610	25,330	51.4
Commercial / Industrial	9,504,610	11,158,490	1,653,880	17.4
Institutional	3,846,330	4,076,560	230,230	6.0
<b>Total</b>	<b>\$58,904,760</b>	<b>\$69,316,610</b>	<b>\$10,411,850</b>	<b>17.7%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.



- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

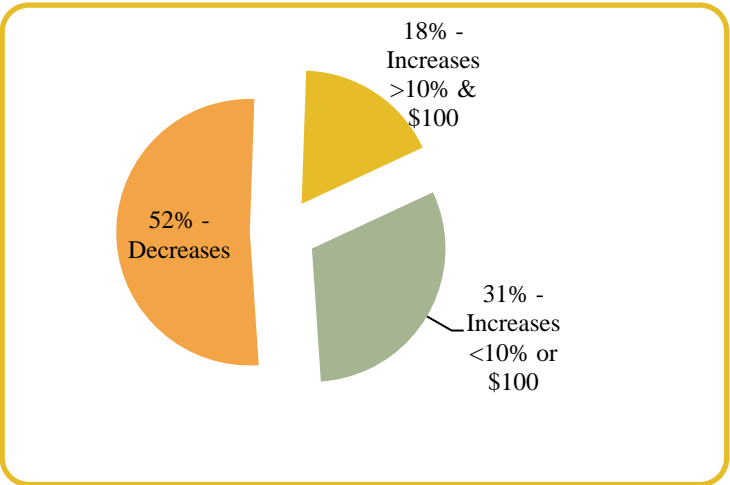
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,150,669	1,164,639	13,970	1.2
Apartment	71,181	65,819	(5,362)	(7.5)
Condo / Co-op	9,049	8,947	(102)	(1.1)
<b>Total Residential</b>	<b>\$1,230,898</b>	<b>\$1,239,405</b>	<b>\$8,507</b>	<b>0.7%</b>
Farm	1,333	1,712	379	28.4
Commercial / Industrial	334,467	335,837	1,370	0.4
Institutional	64,753	58,319	(6,434)	(9.9)
<b>Total</b>	<b>\$1,631,451</b>	<b>\$1,635,274</b>	<b>\$3,823</b>	<b>0.2%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	315
With Tax Decreases:	336
<b>Total Properties:</b>	<b>651</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	716,137	726,015	9,878	1.4
Apartment	44,300	41,030	(3,270)	(7.4)
Condo / Co-op	5,631	5,577	(54)	(1.0)
<b>Total Residential</b>	<b>\$766,069</b>	<b>\$772,623</b>	<b>\$6,554</b>	<b>0.9%</b>
Farm	830	1,067	237	28.6
Commercial / Industrial	160,010	159,633	(377)	(0.2)
Institutional	64,753	58,319	(6,434)	(9.9)
<b>Total</b>	<b>\$991,662</b>	<b>\$991,662*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 17.7% should see a municipal tax decrease.
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# **IMPACT OF REASSESSMENT 2025 TOWN OF THE PAS**

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- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$11 million (5%) to \$213 million (from \$202 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	112,314,110	117,725,180	5,411,070	4.8
Apartment	17,997,660	18,566,380	568,720	3.2
<b>Total Residential</b>	<b>\$130,311,770</b>	<b>\$136,291,560</b>	<b>\$5,979,790</b>	<b>4.6%</b>
Farm	24,880	24,880	0	0.0
Commercial / Industrial	57,705,810	60,052,160	2,346,350	4.1
Institutional	13,851,420	16,032,180	2,180,760	15.7
Railway	145,290	162,370	17,080	11.8
<b>Total</b>	<b>\$202,039,170</b>	<b>\$212,563,150</b>	<b>\$10,523,980</b>	<b>5.2%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

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## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
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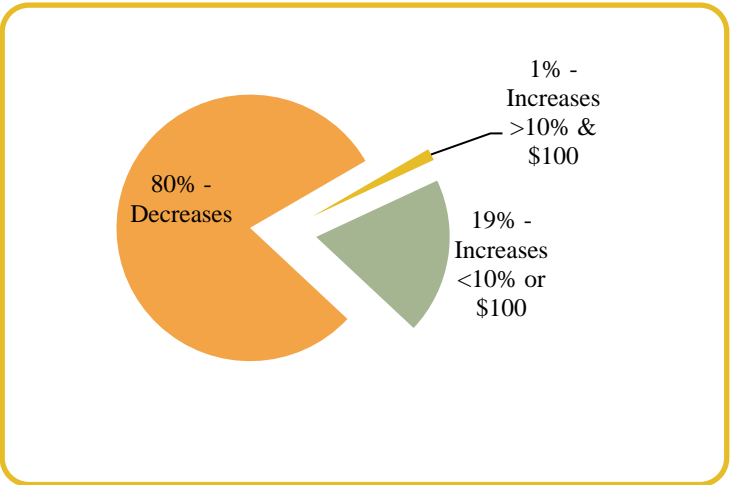
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	5,781,930	5,700,253	(81,677)	(1.4)
Apartment	926,520	898,984	(27,536)	(3.0)
<b>Total Residential</b>	<b>\$6,708,450</b>	<b>\$6,599,237</b>	<b>(\$109,213)</b>	<b>(1.6%)</b>
Farm	1,281	1,205	(76)	(5.9)
Commercial / Industrial	3,440,420	3,336,978	(103,442)	(3.0)
Institutional	712,808	783,797	70,989	10.0
Railway	8,662	9,023	361	4.2
<b>Total</b>	<b>\$10,871,622</b>	<b>\$10,730,240</b>	<b>(\$141,382)</b>	<b>(1.3%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	412
With Tax Decreases:	1,612
<b>Total Properties:</b>	<b>2,024</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	4,173,592	4,158,053	(15,539)	(0.4)
Apartment	668,793	655,765	(13,028)	(2.0)
<b>Total Residential</b>	<b>\$4,842,385</b>	<b>\$4,813,818</b>	<b>(\$28,567)</b>	<b>(0.6%)</b>
Farm	925	879	(46)	(5.0)
Commercial / Industrial	2,144,348	2,121,042	(23,306)	(1.1)
Institutional	514,719	566,257	51,538	10.0
Railway	5,399	5,735	336	6.2
<b>Total</b>	<b>\$7,507,776</b>	<b>\$7,507,776*</b>	<b>\$0*</b>	<b>0.0%</b>

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  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
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  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 CITY OF THOMPSON**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.



### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$28 million (6%) to \$477 million (from \$449 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	248,331,580	263,657,750	15,326,170	6.2
Apartment	53,189,210	54,503,760	1,314,550	2.5
Condo / Co-op	617,630	598,330	(19,300)	(3.1)
<b>Total Residential</b>	<b>\$302,138,420</b>	<b>\$318,759,840</b>	<b>\$16,621,420</b>	<b>5.5%</b>
Commercial / Industrial	121,660,960	127,998,350	6,337,390	5.2
Institutional	25,403,580	29,930,630	4,527,050	17.8
<b>Total</b>	<b>\$449,202,960</b>	<b>\$476,688,820</b>	<b>\$27,485,860</b>	<b>6.1%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

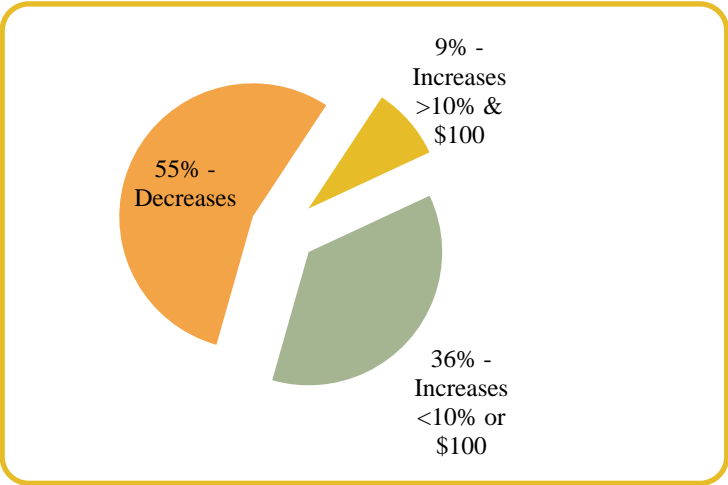
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	11,494,524	11,503,124	8,600	0.1
Apartment	2,461,969	2,377,945	(84,024)	(3.4)
Condo / Co-op	28,588	26,105	(2,483)	(8.7)
<b>Total Residential</b>	<b>\$13,985,081</b>	<b>\$13,907,173</b>	<b>(\$77,908)</b>	<b>(0.6%)</b>
Commercial / Industrial	6,621,641	6,499,372	(122,269)	(1.9)
Institutional	1,120,721	1,255,837	135,116	12.1
<b>Total</b>	<b>\$21,727,443</b>	<b>\$21,662,382</b>	<b>(\$65,061)</b>	<b>(0.3%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,632
With Tax Decreases:	1,984
<b>Total Properties:</b>	<b>3,616</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	6,493,871	6,497,054	3,183	0.1
Apartment	1,390,898	1,343,082	(47,816)	(3.4)
Condo / Co-op	16,151	14,744	(1,407)	(8.7)
<b>Total Residential</b>	<b>\$7,900,920</b>	<b>\$7,854,880</b>	<b>(\$46,040)</b>	<b>(0.6%)</b>
Commercial / Industrial	3,181,434	3,154,135	(27,299)	(0.9)
Institutional	664,304	737,551	73,247	11.0
<b>Total</b>	<b>\$11,746,657</b>	<b>\$11,746,657*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 6.1% should see a municipal tax decrease.
- Properties with an assessment increase greater than 6.1% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF THOMPSON**



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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
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  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$32 million (18%) to \$211 million (from \$179 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	36,243,860	40,842,150	4,598,290	12.7
Apartment	203,670	204,710	1,040	0.5
<b>Total Residential</b>	<b>\$36,447,530</b>	<b>\$41,046,860</b>	<b>\$4,599,330</b>	<b>12.6%</b>
Farm	137,848,480	164,808,670	26,960,190	19.6
Commercial / Industrial	4,021,480	4,415,550	394,070	9.8
Institutional	245,710	279,440	33,730	13.7
Pipeline	564,850	677,750	112,900	20.0
<b>Total</b>	<b>\$179,128,050</b>	<b>\$211,228,270</b>	<b>\$32,100,220</b>	<b>17.9%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

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## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
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- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
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- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

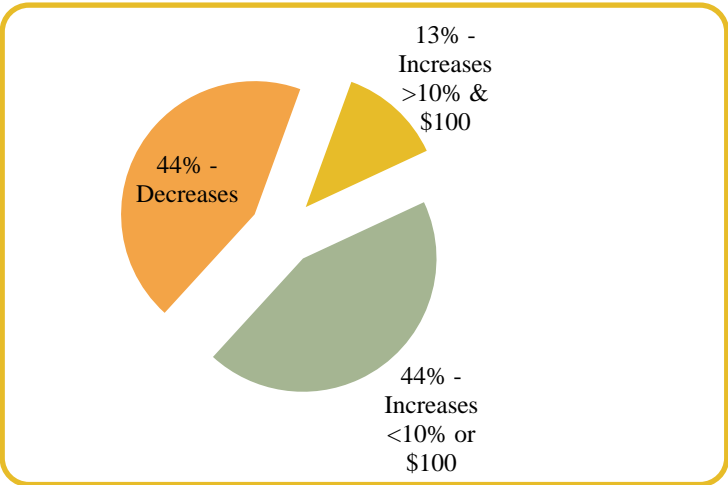
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	751,637	725,673	(25,964)	(3.5)
Apartment	4,510	3,869	(641)	(14.2)
<b>Total Residential</b>	<b>\$756,147</b>	<b>\$729,542</b>	<b>(\$26,605)</b>	<b>(3.5%)</b>
Farm	2,775,392	2,839,268	63,876	2.3
Commercial / Industrial	116,512	110,181	(6,331)	(5.4)
Institutional	3,108	2,992	(116)	(3.7)
Pipeline	15,035	15,276	241	1.6
<b>Total</b>	<b>\$3,666,195</b>	<b>\$3,697,258</b>	<b>\$31,063</b>	<b>0.9%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	787
With Tax Decreases:	613
<b>Total Properties:</b>	<b>1,400</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	405,178	388,520	(16,658)	(4.1)
Apartment	2,576	2,192	(384)	(14.9)
<b>Total Residential</b>	<b>\$407,754</b>	<b>\$390,712</b>	<b>(\$17,042)</b>	<b>(4.2%)</b>
Farm	1,440,379	1,460,534	20,155	1.4
Commercial / Industrial	45,568	42,406	(3,162)	(6.9)
Institutional	3,108	2,992	(116)	(3.7)
Pipeline	5,902	6,006	104	1.8
<b>Total</b>	<b>\$1,902,711</b>	<b>\$1,902,711*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 17.9% should see a municipal tax decrease.
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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
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## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

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# **IMPACT OF REASSESSMENT 2025 MUNICIPALITY OF TWO BORDERS**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$78 million (23%) to \$422 million (from \$345 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	29,468,390	29,785,680	317,290	1.1
Apartment	144,180	148,370	4,190	2.9
<b>Total Residential</b>	<b>\$29,612,570</b>	<b>\$29,934,050</b>	<b>\$321,480</b>	<b>1.1%</b>
Farm	202,199,170	256,159,650	53,960,480	26.7
Commercial / Industrial	106,039,560	128,348,680	22,309,120	21.0
Pipeline	6,126,300	7,356,350	1,230,050	20.1
Railway	489,380	595,760	106,380	21.7
<b>Total</b>	<b>\$344,466,980</b>	<b>\$422,394,490</b>	<b>\$77,927,510</b>	<b>22.6%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

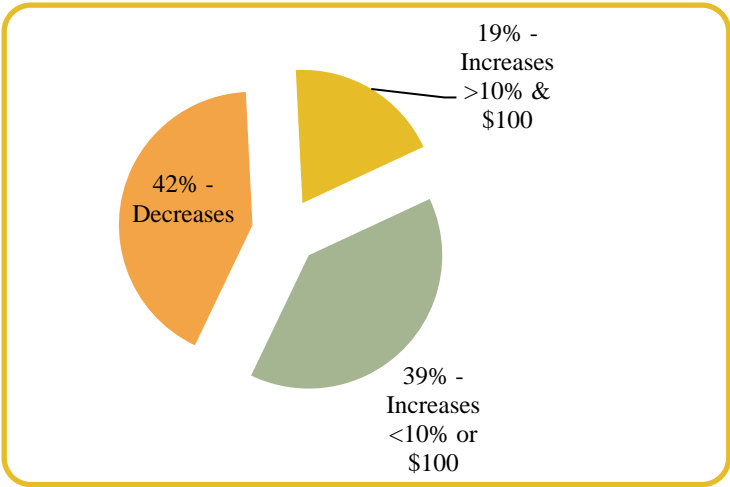
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	746,746	637,172	(109,574)	(14.7)
Apartment	4,908	4,622	(286)	(5.8)
<b>Total Residential</b>	<b>\$751,654</b>	<b>\$641,794</b>	<b>(\$109,860)</b>	<b>(14.6%)</b>
Farm	4,823,722	5,070,496	246,774	5.1
Commercial / Industrial	3,457,003	3,526,813	69,810	2.0
Pipeline	196,857	198,166	1,309	0.7
Railway	15,905	16,248	343	2.2
<b>Total</b>	<b>\$9,245,142</b>	<b>\$9,453,517</b>	<b>\$208,375</b>	<b>2.3%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	3,093
With Tax Decreases:	2,250
<b>Total Properties:</b>	<b>5,343</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	457,874	389,095	(68,779)	(15.0)
Apartment	3,449	3,349	(100)	(2.9)
<b>Total Residential</b>	<b>\$461,323</b>	<b>\$392,444</b>	<b>(\$68,879)</b>	<b>(14.9%)</b>
Farm	2,879,518	2,964,162	84,644	2.9
Commercial / Industrial	1,523,867	1,511,227	(12,640)	(0.8)
Pipeline	87,245	84,448	(2,797)	(3.2)
Railway	6,969	6,876	(93)	(1.3)
<b>Total</b>	<b>\$4,958,922</b>	<b>\$4,958,922*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 22.6% should see a municipal tax decrease.
- Properties with an assessment increase greater than 22.6% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
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- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.



## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF VICTORIA BEACH**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$57 million (32%) to \$234 million (from \$177 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	174,609,150	231,415,840	56,806,690	32.5
Farm	31,050	36,110	5,060	16.3
Commercial / Industrial	859,730	895,290	35,560	4.1
Institutional	1,433,390	1,731,610	298,220	20.8
<b>Total</b>	<b>\$176,933,320</b>	<b>\$234,078,850</b>	<b>\$57,145,530</b>	<b>32.3%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
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- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

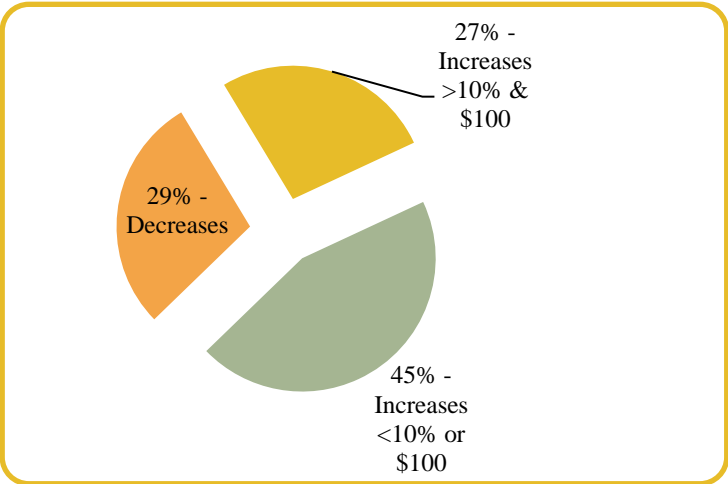
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	4,827,419	5,048,337	220,918	4.6
Farm	858	788	(70)	(8.2)
Commercial / Industrial	30,767	25,930	(4,837)	(15.7)
Institutional	21,725	19,881	(1,844)	(8.5)
<b>Total</b>	<b>\$4,880,769</b>	<b>\$5,094,936</b>	<b>\$214,167</b>	<b>4.4%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,316
With Tax Decreases:	528
<b>Total Properties:</b>	<b>1,844</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	2,578,977	2,583,526	4,549	0.2
Farm	459	403	(56)	(12.2)
Commercial / Industrial	12,698	9,995	(2,703)	(21.3)
Institutional	21,171	19,332	(1,839)	(8.7)
<b>Total</b>	<b>\$2,613,305</b>	<b>\$2,613,305*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 32.3% should see a municipal tax decrease.
- Properties with an assessment increase greater than 32.3% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
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  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF VICTORIA**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
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## 2. OBJECTIVES OF REASSESSING PROPERTY

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  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
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### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$33 million (27%) to \$158 million (from \$125 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	35,358,400	40,517,540	5,159,140	14.6
Apartment	281,220	298,130	16,910	6.0
<b>Total Residential</b>	<b>\$35,639,620</b>	<b>\$40,815,670</b>	<b>\$5,176,050</b>	<b>14.5%</b>
Farm	84,618,750	112,381,570	27,762,820	32.8
Commercial / Industrial	4,327,120	4,604,700	277,580	6.4
Institutional	278,210	311,550	33,340	12.0
<b>Total</b>	<b>\$124,863,700</b>	<b>\$158,113,490</b>	<b>\$33,249,790</b>	<b>26.6%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
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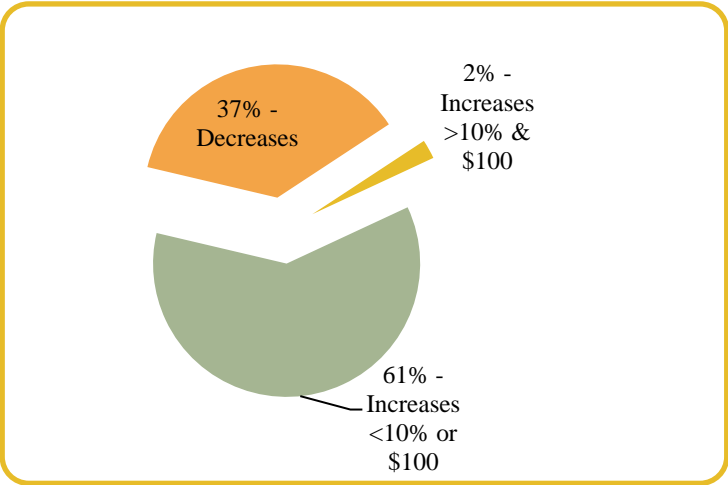
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,158,878	1,090,453	(68,425)	(5.9)
Apartment	9,818	8,543	(1,275)	(13.0)
<b>Total Residential</b>	<b>\$1,168,696</b>	<b>\$1,098,995</b>	<b>(\$69,701)</b>	<b>(6.0%)</b>
Farm	2,267,513	2,387,645	120,132	5.3
Commercial / Industrial	179,505	159,865	(19,640)	(10.9)
Institutional	8,959	8,679	(280)	(3.1)
<b>Total</b>	<b>\$3,624,672</b>	<b>\$3,655,185</b>	<b>\$30,513</b>	<b>0.8%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	921
With Tax Decreases:	542
<b>Total Properties:</b>	<b>1,463</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	868,129	819,153	(48,976)	(5.6)
Apartment	7,560	6,596	(964)	(12.8)
<b>Total Residential</b>	<b>\$875,689</b>	<b>\$825,749</b>	<b>(\$49,940)</b>	<b>(5.7%)</b>
Farm	1,569,494	1,632,368	62,874	4.0
Commercial / Industrial	109,494	96,834	(12,660)	(11.6)
Institutional	8,959	8,679	(280)	(3.1)
<b>Total</b>	<b>\$2,563,636</b>	<b>\$2,563,636*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 26.6% should see a municipal tax decrease.
- Properties with an assessment increase greater than 26.6% should see a municipal tax increase.



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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 TOWN OF VIRDEN**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$4 million (2%) to \$204 million (from \$201 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	123,363,090	123,781,440	418,350	0.3
Apartment	7,460,920	7,670,250	209,330	2.8
Condo / Co-op	4,012,580	3,971,310	(41,270)	(1.0)
<b>Total Residential</b>	<b>\$134,836,590</b>	<b>\$135,423,000</b>	<b>\$586,410</b>	<b>0.4%</b>
Farm	199,820	224,240	24,420	12.2
Commercial / Industrial	60,365,500	63,392,130	3,026,630	5.0
Institutional	3,847,070	3,892,880	45,810	1.2
Pipeline	31,900	38,600	6,700	21.0
Railway	1,191,910	1,334,190	142,280	11.9
<b>Total</b>	<b>\$200,472,790</b>	<b>\$204,305,040</b>	<b>\$3,832,250</b>	<b>1.9%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

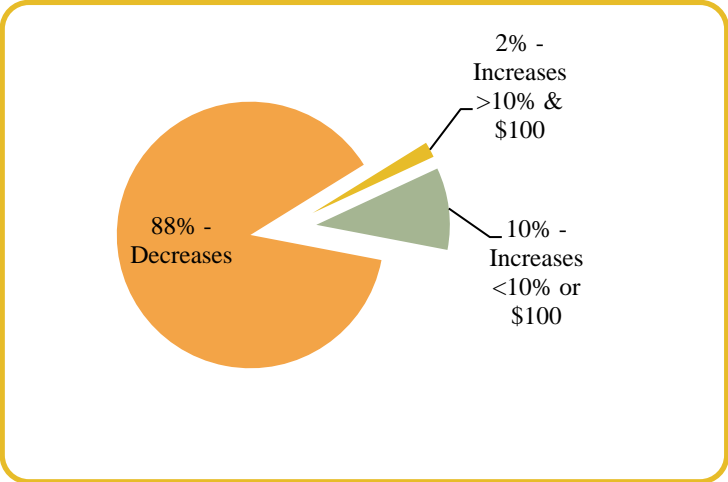
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	3,480,690	3,332,444	(148,246)	(4.3)
Apartment	210,510	206,498	(4,012)	(1.9)
Condo / Co-op	113,215	106,916	(6,299)	(5.6)
<b>Total Residential</b>	<b>\$3,804,414</b>	<b>\$3,645,858</b>	<b>(\$158,556)</b>	<b>(4.2%)</b>
Farm	5,638	6,037	399	7.1
Commercial / Industrial	2,194,588	2,159,770	(34,818)	(1.6)
Institutional	81,401	80,576	(825)	(1.0)
Pipeline	1,160	1,315	155	13.4
Railway	43,332	45,456	2,124	4.9
<b>Total</b>	<b>\$6,130,533</b>	<b>\$5,939,012</b>	<b>(\$191,521)</b>	<b>(3.1%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	194
With Tax Decreases:	1,442
<b>Total Properties:</b>	<b>1,636</b>



- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	2,537,085	2,497,909	(39,176)	(1.5)
Apartment	153,441	154,786	1,345	0.9
Condo / Co-op	82,523	80,141	(2,382)	(2.9)
<b>Total Residential</b>	<b>\$2,773,049</b>	<b>\$2,732,836</b>	<b>(\$40,213)</b>	<b>(1.5%)</b>
Farm	4,110	4,525	415	10.1
Commercial / Industrial	1,241,477	1,279,253	37,776	3.0
Institutional	79,119	78,558	(561)	(0.7)
Pipeline	656	779	123	18.8
Railway	24,513	26,924	2,411	9.8
<b>Total</b>	<b>\$4,122,923</b>	<b>\$4,122,923*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 1.9% should see a municipal tax decrease.
- Properties with an assessment increase greater than 1.9% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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**IMPACT OF  
REASSESSMENT 2025  
RM OF WALLACE-  
WOODWORTH**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
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## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
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### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$58 million (13%) to \$494 million (from \$436 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	97,090,940	100,185,050	3,094,110	3.2
Apartment	187,610	196,430	8,820	4.7
<b>Total Residential</b>	<b>\$97,278,550</b>	<b>\$100,381,480</b>	<b>\$3,102,930</b>	<b>3.2%</b>
Farm	161,914,580	183,305,130	21,390,550	13.2
Commercial / Industrial	161,955,550	192,766,760	30,811,210	19.0
Institutional	58,450	64,820	6,370	10.9
Pipeline	8,642,000	10,394,500	1,752,500	20.3
Railway	6,119,000	7,331,130	1,212,130	19.8
<b>Total</b>	<b>\$435,968,130</b>	<b>\$494,243,820</b>	<b>\$58,275,690</b>	<b>13.4%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
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- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
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- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

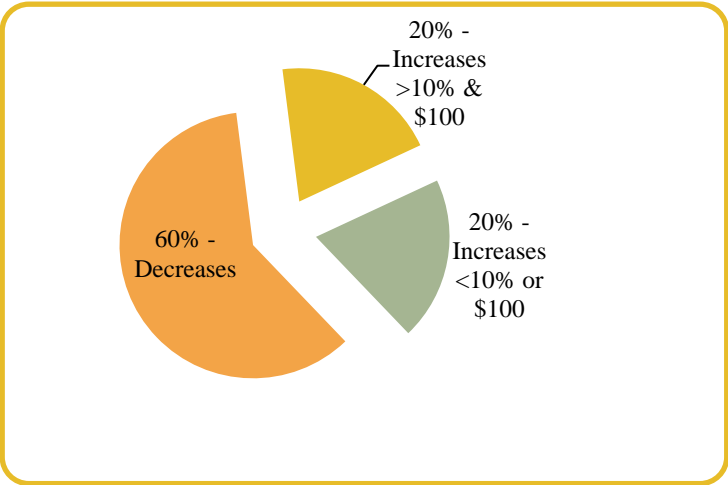
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	2,013,304	1,839,068	(174,236)	(8.7)
Apartment	4,979	4,742	(237)	(4.8)
<b>Total Residential</b>	<b>\$2,018,283</b>	<b>\$1,843,810</b>	<b>(\$174,473)</b>	<b>(8.6%)</b>
Farm	3,136,123	3,120,487	(15,636)	(0.5)
Commercial / Industrial	4,456,893	4,671,874	214,981	4.8
Institutional	1,640	1,637	(3)	(0.2)
Pipeline	236,367	250,393	14,026	5.9
Railway	169,662	179,310	9,648	5.7
<b>Total</b>	<b>\$10,018,968</b>	<b>\$10,067,511</b>	<b>\$48,543</b>	<b>0.5%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions' / province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	2,388
With Tax Decreases:	3,601
<b>Total Properties:</b>	<b>5,989</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,263,449	1,160,051	(103,398)	(8.2)
Apartment	3,544	3,418	(126)	(3.6)
<b>Total Residential</b>	<b>\$1,266,993</b>	<b>\$1,163,469</b>	<b>(\$103,524)</b>	<b>(8.2%)</b>
Farm	1,872,609	1,870,119	(2,490)	(0.1)
Commercial / Industrial	1,897,543	1,993,146	95,603	5.0
Institutional	1,104	1,128	24	2.2
Pipeline	99,919	106,014	6,095	6.1
Railway	73,049	77,480	4,431	6.1
<b>Total</b>	<b>\$5,211,217</b>	<b>\$5,211,217*</b>	<b>\$0*</b>	<b>0.0%</b>

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- Properties with an assessment increase less than 13.4% should see a municipal tax decrease.
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# **IMPACT OF REASSESSMENT 2025 RM OF WEST INTERLAKE**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$17 million (16%) to \$125 million (from \$108 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	55,301,220	62,846,210	7,544,990	13.6
Apartment	2,168,900	2,290,840	121,940	5.6
<b>Total Residential</b>	<b>\$57,470,120</b>	<b>\$65,137,050</b>	<b>\$7,666,930</b>	<b>13.3%</b>
Farm	32,303,640	40,917,370	8,613,730	26.7
Commercial / Industrial	16,476,450	17,297,790	821,340	5.0
Institutional	1,600,080	1,645,250	45,170	2.8
<b>Total</b>	<b>\$107,850,290</b>	<b>\$124,997,460</b>	<b>\$17,147,170</b>	<b>15.9%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.



## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

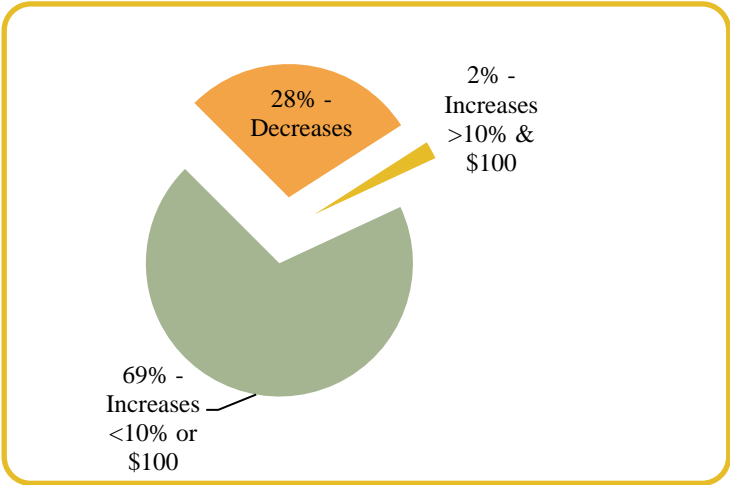
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	2,061,140	2,001,234	(59,906)	(2.9)
Apartment	80,211	73,064	(7,147)	(8.9)
<b>Total Residential</b>	<b>\$2,141,351</b>	<b>\$2,074,298</b>	<b>(\$67,053)</b>	<b>(3.1%)</b>
Farm	1,207,517	1,301,441	93,924	7.8
Commercial / Industrial	743,807	675,546	(68,261)	(9.2)
Institutional	40,047	35,922	(4,125)	(10.3)
<b>Total</b>	<b>\$4,132,722</b>	<b>\$4,087,207</b>	<b>(\$45,515)</b>	<b>(1.1%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	2,933
With Tax Decreases:	1,163
<b>Total Properties:</b>	<b>4,096</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,385,580	1,357,877	(27,703)	(2.0)
Apartment	53,716	49,613	(4,103)	(7.6)
<b>Total Residential</b>	<b>\$1,439,296</b>	<b>\$1,407,490</b>	<b>(\$31,806)</b>	<b>(2.2%)</b>
Farm	812,896	882,570	69,674	8.6
Commercial / Industrial	408,413	374,824	(33,589)	(8.2)
Institutional	39,799	35,549	(4,250)	(10.7)
<b>Total</b>	<b>\$2,700,404</b>	<b>\$2,700,404*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 15.9% should see a municipal tax decrease.
- Properties with an assessment increase greater than 15.9% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF WEST ST. PAUL**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.



### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$181 million (23%) to \$961 million (from \$780 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	627,974,320	785,998,590	158,024,270	25.2
Apartment	17,471,670	18,815,590	1,343,920	7.7
<b>Total Residential</b>	<b>\$645,445,990</b>	<b>\$804,814,180</b>	<b>\$159,368,190</b>	<b>24.7%</b>
Farm	16,330,450	19,329,160	2,998,710	18.4
Commercial / Industrial	104,223,140	121,359,730	17,136,590	16.4
Institutional	13,838,520	14,694,960	856,440	6.2
Railway	556,660	773,750	217,090	39.0
Designated Recreational	70,030	75,200	5,170	7.4
<b>Total</b>	<b>\$780,464,790</b>	<b>\$961,046,980</b>	<b>\$180,582,190</b>	<b>23.1%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
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- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
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- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

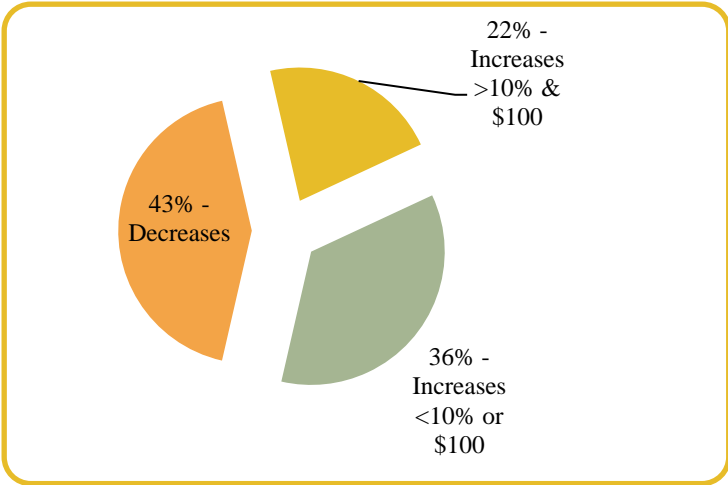
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	14,114,934	15,020,462	905,528	6.4
Apartment	395,576	362,558	(33,018)	(8.4)
<b>Total Residential</b>	<b>\$14,510,510</b>	<b>\$15,383,020</b>	<b>\$872,510</b>	<b>6.0%</b>
Farm	350,187	348,054	(2,133)	(0.6)
Commercial / Industrial	3,194,975	3,191,813	(3,162)	(0.1)
Institutional	147,333	130,528	(16,805)	(11.4)
Railway	17,135	20,440	3,305	19.3
Designated Recreational	2,156	1,987	(169)	(7.8)
<b>Total</b>	<b>\$18,222,295</b>	<b>\$19,075,842</b>	<b>\$853,547</b>	<b>4.7%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	2,664
With Tax Decreases:	1,997
<b>Total Properties:</b>	<b>4,661</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	4,932,738	5,013,885	81,147	1.7
Apartment	137,240	120,025	(17,215)	(12.5)
<b>Total Residential</b>	<b>\$5,069,978</b>	<b>\$5,133,910</b>	<b>\$63,932</b>	<b>1.3%</b>
Farm	128,276	123,301	(4,975)	(3.9)
Commercial / Industrial	818,673	774,154	(44,519)	(5.4)
Institutional	108,702	93,739	(14,963)	(13.8)
Railway	4,373	4,936	563	12.9
Designated Recreational	550	480	(70)	(12.7)
<b>Total</b>	<b>\$6,130,551</b>	<b>\$6,130,551*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 23.1% should see a municipal tax decrease.
- Properties with an assessment increase greater than 23.1% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
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- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
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  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 MUNICIPALITY OF WESTLAKE- GLADSTONE**



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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$60 million (20%) to \$360 million (from \$300 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	62,603,830	84,489,980	21,886,150	35.0
Apartment	1,726,020	1,782,080	56,060	3.3
<b>Total Residential</b>	<b>\$64,329,850</b>	<b>\$86,272,060</b>	<b>\$21,942,210</b>	<b>34.1%</b>
Farm	206,888,770	241,724,530	34,835,760	16.8
Commercial / Industrial	22,438,890	23,925,660	1,486,770	6.6
Institutional	2,674,740	2,777,630	102,890	3.9
Pipeline	421,200	509,750	88,550	21.0
Railway	3,195,180	4,850,840	1,655,660	51.8
Designated Recreational	31,820	32,260	440	1.4
<b>Total</b>	<b>\$299,980,450</b>	<b>\$360,092,730</b>	<b>\$60,112,280</b>	<b>20.0%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

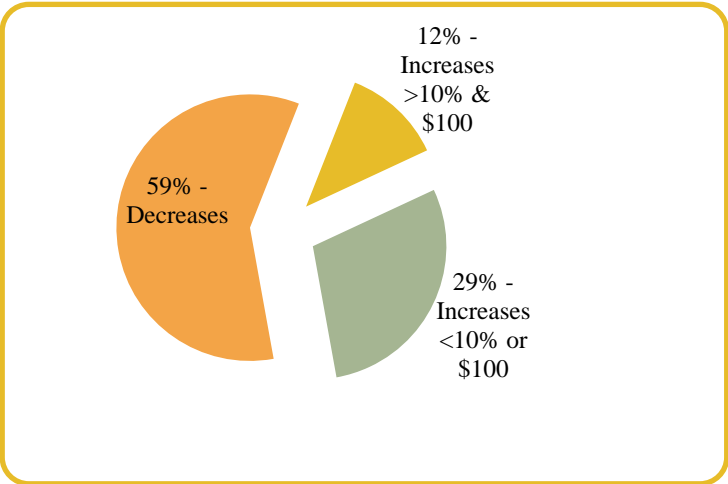
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,703,789	1,913,783	209,994	12.3
Apartment	49,353	42,162	(7,191)	(14.6)
<b>Total Residential</b>	<b>\$1,753,142</b>	<b>\$1,955,945</b>	<b>\$202,803</b>	<b>11.6%</b>
Farm	5,426,963	5,300,462	(126,501)	(2.3)
Commercial / Industrial	780,808	702,573	(78,235)	(10.0)
Institutional	42,746	37,093	(5,653)	(13.2)
Pipeline	14,437	14,736	299	2.1
Railway	110,093	141,644	31,551	28.7
Designated Recreational	1,091	933	(158)	(14.5)
<b>Total</b>	<b>\$8,129,280</b>	<b>\$8,153,385</b>	<b>\$24,105</b>	<b>0.3%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,779
With Tax Decreases:	2,540
<b>Total Properties:</b>	<b>4,319</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	999,008	1,117,996	118,988	11.9
Apartment	29,905	25,358	(4,547)	(15.2)
<b>Total Residential</b>	<b>\$1,028,913</b>	<b>\$1,143,354</b>	<b>\$114,441</b>	<b>11.1%</b>
Farm	3,089,123	3,006,836	(82,287)	(2.7)
Commercial / Industrial	345,820	306,804	(39,016)	(11.3)
Institutional	42,488	36,802	(5,686)	(13.4)
Pipeline	6,289	6,340	51	0.8
Railway	47,851	60,530	12,679	26.5
Designated Recreational	475	401	(74)	(15.6)
<b>Total</b>	<b>\$4,560,958</b>	<b>\$4,560,958*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 20.0% should see a municipal tax decrease.
- Properties with an assessment increase greater than 20.0% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
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- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.



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# **IMPACT OF REASSESSMENT 2025 RM OF WHITEHEAD**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$23 million (15%) to \$182 million (from \$159 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	85,221,200	102,714,470	17,493,270	20.5
Farm	60,468,240	64,825,960	4,357,720	7.2
Commercial / Industrial	8,541,750	8,944,110	402,360	4.7
Railway	4,785,490	5,705,600	920,110	19.2
<b>Total</b>	<b>\$159,016,680</b>	<b>\$182,190,140</b>	<b>\$23,173,460</b>	<b>14.6%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

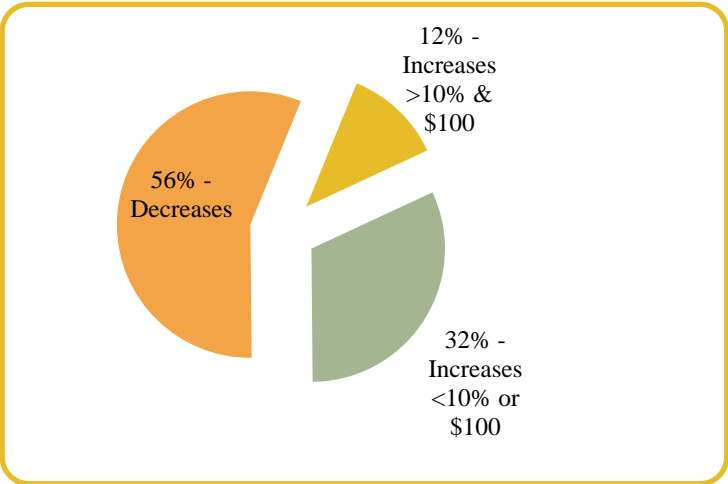
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	2,195,695	2,375,568	179,873	8.2
Farm	1,498,965	1,429,174	(69,791)	(4.7)
Commercial / Industrial	291,482	273,208	(18,274)	(6.3)
Railway	159,481	169,658	10,177	6.4
<b>Total</b>	<b>\$4,145,623</b>	<b>\$4,247,608</b>	<b>\$101,985</b>	<b>2.5%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	702
With Tax Decreases:	905
<b>Total Properties:</b>	<b>1,607</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,053,342	1,106,582	53,240	5.1
Farm	749,988	703,297	(46,691)	(6.2)
Commercial / Industrial	105,809	96,790	(9,019)	(8.5)
Railway	59,354	61,900	2,546	4.3
<b>Total</b>	<b>\$1,968,493</b>	<b>\$1,968,493*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 14.6% should see a municipal tax decrease.
- Properties with an assessment increase greater than 14.6% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
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## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

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# **IMPACT OF REASSESSMENT 2025 RM OF WHITEMOUTH**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
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### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$24 million (22%) to \$130 million (from \$107 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	58,126,040	68,970,210	10,844,170	18.7
Apartment	154,580	158,630	4,050	2.6
<b>Total Residential</b>	<b>\$58,280,620</b>	<b>\$69,128,840</b>	<b>\$10,848,220</b>	<b>18.6%</b>
Farm	35,090,500	46,363,410	11,272,910	32.1
Commercial / Industrial	7,001,500	7,207,370	205,870	2.9
Institutional	864,250	915,010	50,760	5.9
Railway	5,357,080	6,439,140	1,082,060	20.2
<b>Total</b>	<b>\$106,593,950</b>	<b>\$130,053,770</b>	<b>\$23,459,820</b>	<b>22.0%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
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Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
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- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

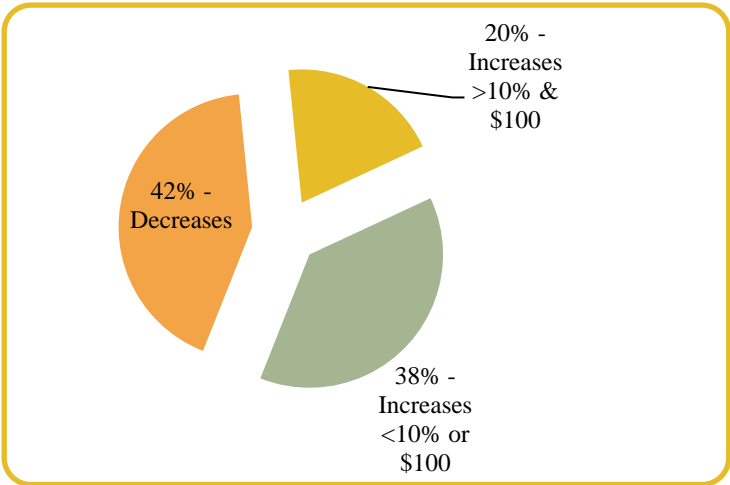
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,643,514	1,617,972	(25,542)	(1.6)
Apartment	4,371	3,721	(650)	(14.9)
<b>Total Residential</b>	<b>\$1,647,885</b>	<b>\$1,621,693</b>	<b>(\$26,192)</b>	<b>(1.6%)</b>
Farm	985,387	1,080,784	95,397	9.7
Commercial / Industrial	254,609	220,238	(34,371)	(13.5)
Institutional	14,518	12,598	(1,920)	(13.2)
Railway	195,078	197,083	2,005	1.0
<b>Total</b>	<b>\$3,097,477</b>	<b>\$3,132,396</b>	<b>\$34,919</b>	<b>1.1%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,120
With Tax Decreases:	825
<b>Total Properties:</b>	<b>1,945</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	976,401	949,582	(26,819)	(2.8)
Apartment	2,597	2,184	(413)	(15.9)
<b>Total Residential</b>	<b>\$978,998</b>	<b>\$951,766</b>	<b>(\$27,232)</b>	<b>(2.8%)</b>
Farm	589,450	638,331	48,881	8.3
Commercial / Industrial	117,611	99,231	(18,380)	(15.6)
Institutional	14,518	12,598	(1,920)	(13.2)
Railway	89,988	88,654	(1,334)	(1.5)
<b>Total</b>	<b>\$1,790,565</b>	<b>\$1,790,565*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 22.0% should see a municipal tax decrease.
- Properties with an assessment increase greater than 22.0% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.



## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 CITY OF WINKLER**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$93 million (9%) to \$1,103 million (from \$1,010 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	544,587,860	598,098,480	53,510,620	9.8
Apartment	40,924,900	46,043,430	5,118,530	12.5
Condo / Co-op	36,060,950	41,055,660	4,994,710	13.9
<b>Total Residential</b>	<b>\$621,573,710</b>	<b>\$685,197,570</b>	<b>\$63,623,860</b>	<b>10.2%</b>
Farm	12,803,960	13,954,430	1,150,470	9.0
Commercial / Industrial	339,854,360	365,864,500	26,010,140	7.7
Institutional	34,840,960	36,981,890	2,140,930	6.1
Pipeline	94,400	113,600	19,200	20.3
Railway	1,016,860	1,125,310	108,450	10.7
<b>Total</b>	<b>\$1,010,184,250</b>	<b>\$1,103,237,300</b>	<b>\$93,053,050</b>	<b>9.2%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.

- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

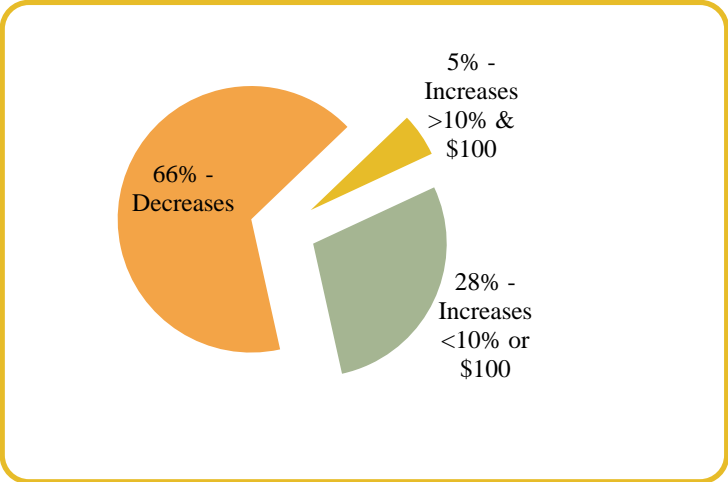
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	9,013,474	8,960,113	(53,361)	(0.6)
Apartment	677,348	689,777	12,429	1.8
Condo / Co-op	596,845	615,055	18,210	3.1
<b>Total Residential</b>	<b>\$10,287,666</b>	<b>\$10,264,945</b>	<b>(\$22,721)</b>	<b>(0.2%)</b>
Farm	211,918	209,051	(2,867)	(1.4)
Commercial / Industrial	8,391,344	8,096,216	(295,128)	(3.5)
Institutional	206,066	199,123	(6,943)	(3.4)
Pipeline	2,331	2,514	183	7.9
Railway	25,107	24,902	(205)	(0.8)
<b>Total</b>	<b>\$19,124,433</b>	<b>\$18,796,751</b>	<b>(\$327,682)</b>	<b>(1.7%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,986
With Tax Decreases:	3,904
<b>Total Properties:</b>	<b>5,890</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	2,776,309	2,791,924	15,615	0.6
Apartment	208,635	214,931	6,296	3.0
Condo / Co-op	183,839	191,648	7,809	4.3
<b>Total Residential</b>	<b>\$3,168,783</b>	<b>\$3,198,502</b>	<b>\$29,719</b>	<b>0.9%</b>
Farm	65,275	65,139	(136)	(0.2)
Commercial / Industrial	1,732,578	1,707,855	(24,723)	(1.4)
Institutional	177,619	172,631	(4,988)	(2.8)
Pipeline	481	530	49	10.2
Railway	5,184	5,253	69	1.3
<b>Total</b>	<b>\$5,149,919</b>	<b>\$5,149,919*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 9.2% should see a municipal tax decrease.
- Properties with an assessment increase greater than 9.2% should see a municipal tax increase.



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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
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- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
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- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
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- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
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  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 TOWN OF WINNIPEG BEACH**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$22 million (17%) to \$148 million (from \$126 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	116,553,510	137,011,340	20,457,830	17.6
Apartment	1,004,780	1,087,580	82,800	8.2
Condo / Co-op	1,603,900	1,984,930	381,030	23.8
<b>Total Residential</b>	<b>\$119,162,190</b>	<b>\$140,083,850</b>	<b>\$20,921,660</b>	<b>17.6%</b>
Farm	13,910	14,870	960	6.9
Commercial / Industrial	4,993,680	5,595,050	601,370	12.0
Institutional	1,644,830	1,686,110	41,280	2.5
Pipeline	75,400	90,500	15,100	20.0
Railway	375,000	439,780	64,780	17.3
<b>Total</b>	<b>\$126,265,010</b>	<b>\$147,910,160</b>	<b>\$21,645,150</b>	<b>17.1%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
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- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
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- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

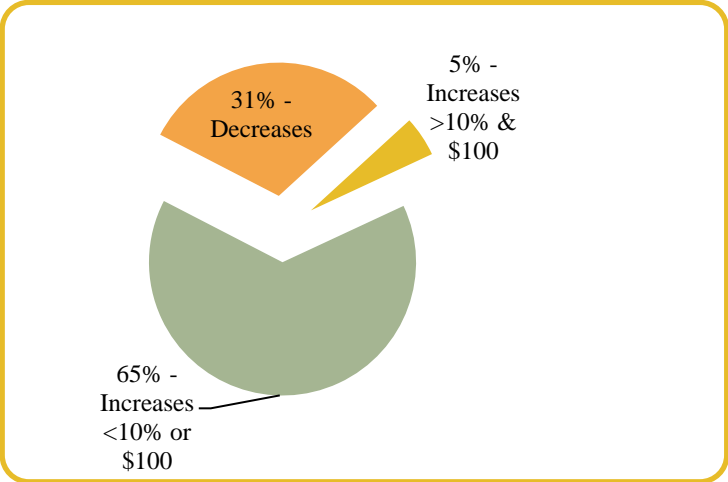
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	3,579,358	3,584,080	4,722	0.1
Apartment	30,857	28,450	(2,407)	(7.8)
Condo / Co-op	49,256	51,924	2,668	5.4
<b>Total Residential</b>	<b>\$3,659,471</b>	<b>\$3,664,453</b>	<b>\$4,982</b>	<b>0.1%</b>
Farm	427	389	(38)	(8.9)
Commercial / Industrial	194,004	186,354	(7,650)	(3.9)
Institutional	34,851	30,497	(4,354)	(12.5)
Pipeline	2,929	3,014	85	2.9
Railway	14,569	14,648	79	0.5
<b>Total</b>	<b>\$3,906,251</b>	<b>\$3,899,355</b>	<b>(\$6,896)</b>	<b>(0.2%)</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,198
With Tax Decreases:	528
<b>Total Properties:</b>	<b>1,726</b>



- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	2,469,536	2,478,124	8,588	0.4
Apartment	21,289	19,671	(1,618)	(7.6)
Condo / Co-op	33,983	35,901	1,918	5.6
<b>Total Residential</b>	<b>\$2,524,808</b>	<b>\$2,533,697</b>	<b>\$8,889</b>	<b>0.4%</b>
Farm	295	269	(26)	(8.8)
Commercial / Industrial	105,806	101,198	(4,608)	(4.4)
Institutional	34,851	30,497	(4,354)	(12.5)
Pipeline	1,598	1,637	39	2.4
Railway	7,946	7,954	8	0.1
<b>Total</b>	<b>\$2,675,303</b>	<b>\$2,675,303*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 17.1% should see a municipal tax decrease.
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  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF WOODLANDS**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$55 million (18%) to \$357 million (from \$302 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	171,570,040	196,750,300	25,180,260	14.7
Apartment	408,650	403,790	(4,860)	(1.2)
<b>Total Residential</b>	<b>\$171,978,690</b>	<b>\$197,154,090</b>	<b>\$25,175,400</b>	<b>14.6%</b>
Farm	108,590,310	136,341,100	27,750,790	25.6
Commercial / Industrial	18,729,780	20,429,190	1,699,410	9.1
Institutional	216,400	309,350	92,950	43.0
Pipeline	186,250	225,400	39,150	21.0
Railway	2,061,940	2,475,860	413,920	20.1
Designated Recreational	126,620	143,480	16,860	13.3
<b>Total</b>	<b>\$301,889,990</b>	<b>\$357,078,470</b>	<b>\$55,188,480</b>	<b>18.3%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.

## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
- **School Division Special Levy** - The Special Levy was based on the 2023 levy amount and reflects your municipality's new share of the school division's assessment and the impact of reassessment on provincial funding to school divisions.
- **Education Support Levy** - The Education Support Levy was based on the 2023 levy amount and reflects how the assessment of properties subject to the levy in your municipality has changed relative to the assessment of all other municipalities in Manitoba. Residential and Farm properties do not pay the Education Support Levy.



- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

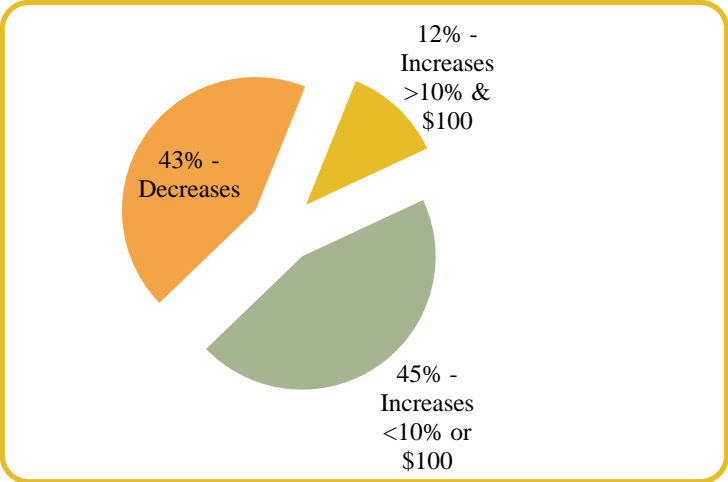
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	3,873,315	3,763,671	(109,644)	(2.8)
Apartment	9,336	7,782	(1,554)	(16.7)
<b>Total Residential</b>	<b>\$3,882,651</b>	<b>\$3,771,453</b>	<b>(\$111,198)</b>	<b>(2.9%)</b>
Farm	2,491,052	2,642,243	151,191	6.1
Commercial / Industrial	578,313	538,551	(39,762)	(6.9)
Institutional	6,705	8,173	1,468	21.9
Pipeline	5,771	5,955	184	3.2
Railway	63,937	65,477	1,540	2.4
Designated Recreational	3,923	3,791	(132)	(3.4)
<b>Total</b>	<b>\$7,032,352</b>	<b>\$7,035,642</b>	<b>\$3,290</b>	<b>0.1%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,964
With Tax Decreases:	1,500
<b>Total Properties:</b>	<b>3,464</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	2,114,132	2,054,857	(59,275)	(2.8)
Apartment	5,161	4,292	(869)	(16.8)
<b>Total Residential</b>	<b>\$2,119,293</b>	<b>\$2,059,149</b>	<b>(\$60,144)</b>	<b>(2.8%)</b>
Farm	1,371,361	1,449,069	77,708	5.7
Commercial / Industrial	234,296	215,653	(18,643)	(8.0)
Institutional	2,733	3,288	555	20.3
Pipeline	2,352	2,396	44	1.9
Railway	26,042	26,316	274	1.1
Designated Recreational	1,599	1,525	(74)	(4.6)
<b>Total</b>	<b>\$3,757,677</b>	<b>\$3,757,677*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 18.3% should see a municipal tax decrease.
- Properties with an assessment increase greater than 18.3% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
  - increases and decreases in both municipal and education taxes.
  - tax changes for all, or some, property classes or individual properties.
- **Municipal Act Tax Tools.** *The Municipal Act* also provides municipalities with tax tools, such as special service levies or local urban districts, to manage the distribution of municipal taxes.
- **Establish a tax credit program.** *The Municipal Act* provides municipalities with authority to establish a financial assistance program, by by-law, to provide a tax credit for municipal taxes. Tax credit programs are flexible and Council may tailor them to fit local circumstances by setting the criteria and conditions of the credit.
- **Vary property class portion percentages.** *The Municipal Assessment Act* gives municipalities authority to vary property class portions, for municipal tax purposes. Councils may, by by-law, vary property class portions to mitigate tax shifting that occurs between property classes as a result of the reassessment. A provincial regulation is required.

## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
- **Renters Tax Credit.** The Renters Tax Credit is being increased from a maximum of \$525 to \$575 starting in the 2025 tax year, and the maximum available seniors top-up is increasing from \$300 to \$328.57.
- **Education Property Tax Credit.** In 2024, the tax credit for homeowners will continue to be a maximum of \$350, with an additional income tested \$200 for seniors 65 and over.
  - For 2025, the government of Manitoba has proposed to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit with the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences. More information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details of this new credit are worked out.
- **Seniors' School Tax Rebate.** Tax credit for senior homeowners to an income tested maximum of \$235.
- **Manitoba School Tax Assistance Credit for Homeowners.** Tax credit for lower income pensioner homeowners of a maximum \$87.50. This credit is being discontinued for the 2025 tax year when the new \$1,500 Homeowners Affordability Tax Credit takes effect.
- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

- Ratepayers have been informed, or can receive additional information, about Reassessment 2025 in the following ways:
  - **A Provincial website**, providing property assessments, maps and answers to frequently asked questions, is available. Anyone with internet access will be able to obtain this information at [www.gov.mb.ca/assessment](http://www.gov.mb.ca/assessment) or [manitoba.ca/openmb/infomb/departments/index.html](http://manitoba.ca/openmb/infomb/departments/index.html)
  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
  - **A toll free customer service line** is available for ratepayers to contact their local assessment office and speak to an assessor. The toll free phone number is provided on both the assessment notice and the assessment brochure.
  - **Assessment Facts**, a series of informational sheets providing details about property assessment in Manitoba, have been made available at local assessment offices. Municipal offices have also been given a supply of *Assessment Facts*.
  - **An assessment notice** providing assessed values, pertinent property data and helpful information is being sent to ratepayers.
  - **Open Houses** are being held locally, during May, June and July, to give ratepayers the opportunity to meet with assessors after they receive their assessment notice. Opportunities will also be provided for property owners to meet virtually with a local assessor to discuss any questions they may have regarding their assessment.
  - **Municipal Administrators** will play an important role in answering ratepayers' questions. This report should assist municipal administrators to answer inquiries.

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# **IMPACT OF REASSESSMENT 2025 RM OF YELLOWHEAD**

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## 1. OVERVIEW OF REASSESSMENT 2025

- This report provides Council with an overview of the impact of Reassessment 2025 in your municipality.
- For 2025, the assessed values of all properties will be updated to April 1, 2023 market values (reference date), from April 1, 2021 market values. Property assessments were last updated in 2023.
- The updated assessments will be used for 2025 property taxes.
- This report will provide details on:
  - how taxable assessments have changed in your municipality and across the province
  - how Reassessment 2025 will impact municipal and school taxes.
- Impacts in this report reflect Reassessment 2025 modeling. Some assessment changes could still occur in your municipality that affect actual impacts.

## 2. OBJECTIVES OF REASSESSING PROPERTY

- The objectives of the province-wide reassessment are:
  - **Equity.** All properties across the Province are regularly reassessed to ensure assessments keep pace with changing market conditions.
  - **Fairness.** Property taxes are paid according to the market value of property. Keeping assessments current is one way to ensure everyone pays their fair share of taxes.
  - **Greater ratepayer understanding.** Updating assessments makes it easier for property owners to understand and evaluate their assessments.

### 3. CHANGES IN ASSESSMENT

- The reassessment reflects how property values have changed since the last reassessment in 2023. These can be attributed to a combination of:
  - changes to the supply and demand for real estate
  - new construction
  - improvements to existing properties.
- The Province's taxable assessment has increased by \$13.2 billion (13%) to \$111.2 billion (from \$98 billion).
- Your municipality's taxable assessment has increased by \$47 million (24%) to \$246 million (from \$199 million).

#### Changes in Your Municipality's Taxable Assessment 2024 to 2025 – By Property Class

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	57,762,430	60,311,660	2,549,230	4.4
Apartment	234,680	239,310	4,630	2.0
<b>Total Residential</b>	<b>\$57,997,110</b>	<b>\$60,550,970</b>	<b>\$2,553,860</b>	<b>4.4%</b>
Farm	113,532,690	155,613,280	42,080,590	37.1
Commercial / Industrial	23,069,000	24,143,860	1,074,860	4.7
Institutional	1,675,810	1,733,660	57,850	3.5
Railway	2,259,820	3,708,520	1,448,700	64.1
Designated Recreational	75,400	88,040	12,640	16.8
<b>Total</b>	<b>\$198,609,830</b>	<b>\$245,838,330</b>	<b>\$47,228,500</b>	<b>23.8%</b>

- Includes all assessments subject to municipal taxation (excludes exempt assessment).

- Taxable Assessment is the portioned assessment.



## 4. IMPACT OF REASSESSMENT 2025 ON PROPERTY TAXES

- Assessment increases/decreases resulting from reassessment do not necessarily mean tax increases/decreases. Property assessment simply provides the basis for distributing taxes among property owners.
- Tax rates (mill rates) are set by:
  - Council           ⇒   Municipal Levy
  - School Division   ⇒   Special Levy
  - Province           ⇒   Education Support Levy
- Shifting of the three tax levies occurs between and within property classes when property assessments increase or decrease relative to the average (on a municipal, school division and province-wide basis). Only properties seeing above average assessment increases will likely have an increase in taxes.
- The impact of Reassessment 2025 on property taxes (General Municipal Levy, Special Levy and Education Support Levy) in your municipality is shown on the following pages. Impacts do not take into account other taxes levied on a part of your municipality (e.g. local improvement and special services levies).

Property tax impacts have been calculated using the following methodology:

- **General Municipal Levy** - A baseline for the municipal tax was determined by first applying 2023 tax levels against the 2024 assessment (to estimate the 2024 general municipal levy). For estimated 2025 general municipal taxes, the general mill rates were recalculated to raise the same amount of tax on the 2025 assessment.
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- The table below illustrates how the property taxes of each class of property in your municipality are impacted by Reassessment 2025.

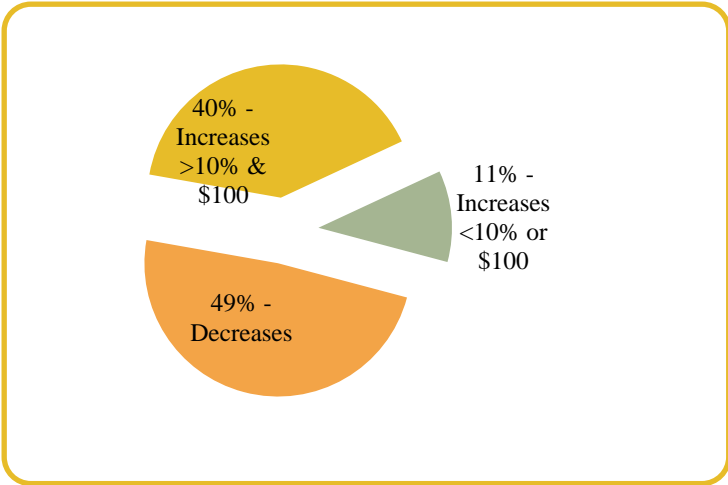
**Total Tax Change – Municipal & School  
2024 to 2025 – By Property Class**

Property Class	2024 (\$)	2025 (\$)	Change (\$)	Change (%)
Single Family Residential	1,538,476	1,316,309	(222,167)	(14.4)
Apartment	6,218	5,188	(1,030)	(16.6)
<b>Total Residential</b>	<b>\$1,544,693</b>	<b>\$1,321,497</b>	<b>(\$223,196)</b>	<b>(14.5%)</b>
Farm	3,011,227	3,378,687	367,460	12.2
Commercial / Industrial	798,972	695,995	(102,977)	(12.9)
Institutional	30,231	25,272	(4,959)	(16.4)
Railway	78,267	106,906	28,639	36.6
Designated Recreational	2,611	2,538	(73)	(2.8)
<b>Total</b>	<b>\$5,466,001</b>	<b>\$5,530,894</b>	<b>\$64,893</b>	<b>1.2%</b>

- Changes in Total Tax reflect changes in your municipality's revised share of the divisions'/province's new total assessment.

- The graph below illustrates how the property taxes of individual properties in your municipality may be impacted by Reassessment 2025.

**% of Properties with Tax  
Increases / Decreases**



	Number of Properties
With Tax Increases:	1,631
With Tax Decreases:	1,545
<b>Total Properties:</b>	<b>3,176</b>

- The table below illustrates how the Municipal Levy of each class of property in your municipality is impacted by Reassessment 2025.

**Tax Change – Municipal Levy  
2024 to 2025 – By Property Class**

<b>Property Class</b>	<b>2024 (\$)</b>	<b>2025 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Single Family Residential	1,038,568	876,087	(162,481)	(15.6)
Apartment	4,220	3,476	(744)	(17.6)
<b>Total Residential</b>	<b>\$1,042,788</b>	<b>\$879,563</b>	<b>(\$163,225)</b>	<b>(15.7%)</b>
Farm	2,041,318	2,260,439	219,121	10.7
Commercial / Industrial	414,781	350,714	(64,067)	(15.5)
Institutional	30,131	25,183	(4,948)	(16.4)
Railway	40,632	53,870	13,238	32.6
Designated Recreational	1,356	1,279	(77)	(5.7)
<b>Total</b>	<b>\$3,571,005</b>	<b>\$3,571,005*</b>	<b>\$0*</b>	<b>0.0%</b>

\*May not add due to rounding.

- Properties with an assessment increase less than 23.8% should see a municipal tax decrease.
- Properties with an assessment increase greater than 23.8% should see a municipal tax increase.

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## 5. COUNCIL'S OPTIONS TO MODERATE IMPACTS

- **Phase-in tax increases and decreases.** *The Municipal Assessment Act* provides council with the flexibility to phase-in substantial tax increases that property owners would otherwise find difficult to absorb. Council may, by by-law, phase-in:
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## 6. PROVINCIAL PROPERTY TAX REDUCTION

- **Manitoba School Tax Rebate.** For 2024, owners of residential and farm properties will receive a 50 per cent rebate of their education property taxes, applied directly to their property tax statement. Owners of other properties will receive a 10 per cent rebate of their education property taxes, applied directly to their property tax statement. For more information, visit [www.manitoba.ca/schooltaxrebate](http://www.manitoba.ca/schooltaxrebate)
  - For 2025, the government of Manitoba has proposed the Homeowners Affordability Tax Credit of up to \$1,500 on principal residences, to replace both the Manitoba School Tax Rebate and the Education Property Tax Credit. This credit was introduced in Budget 2024 and more information will be available at [www.gov.mb.ca/government/finances/index.html](http://www.gov.mb.ca/government/finances/index.html) as the details become available.
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- **Farmland School Tax Rebate.** Tax credit for farmland owners of 40% of school taxes to a maximum of \$2,500.

## 7. INFORMING THE PUBLIC ABOUT REASSESSMENT 2025

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  - **MyPropertyMB**: Manitobans can now access and receive their assessment notice and detailed property assessment information online by creating an account at [www.gov.mb.ca/mao/myproperty/login.aspx](http://www.gov.mb.ca/mao/myproperty/login.aspx)
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